

# The Town of Dedham: Yesterday, Today, and Tomorrow

Dedham Town Hall Presentation

January 23, 2014

**Barry Bluestone, Director**

Dukakis Center for Urban & Regional Policy

Northeastern University  
School of Public Policy & Urban Affairs  
[www.northeastern.edu/dukakiscenter](http://www.northeastern.edu/dukakiscenter)

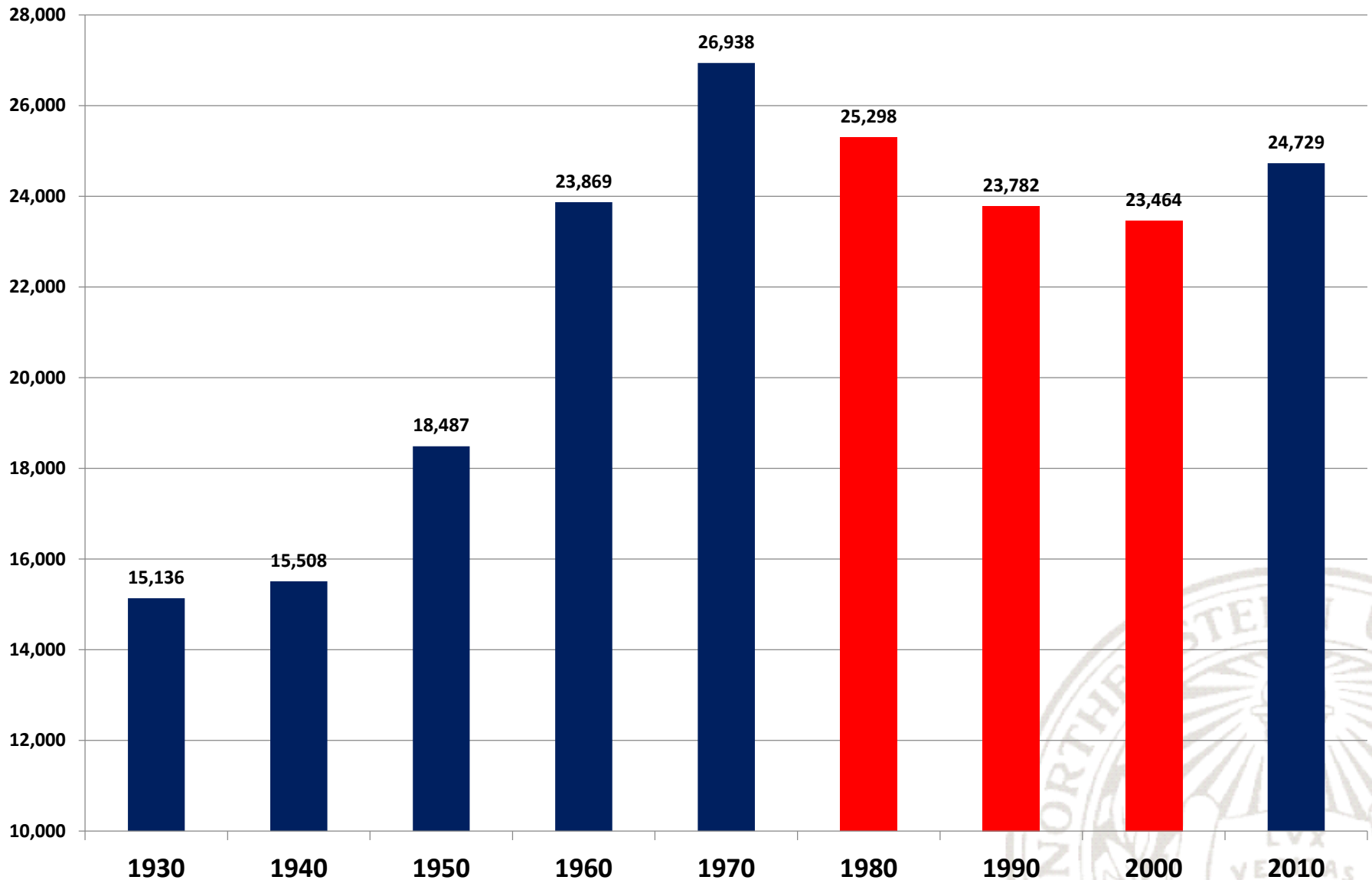
A “Think and Do” Tank



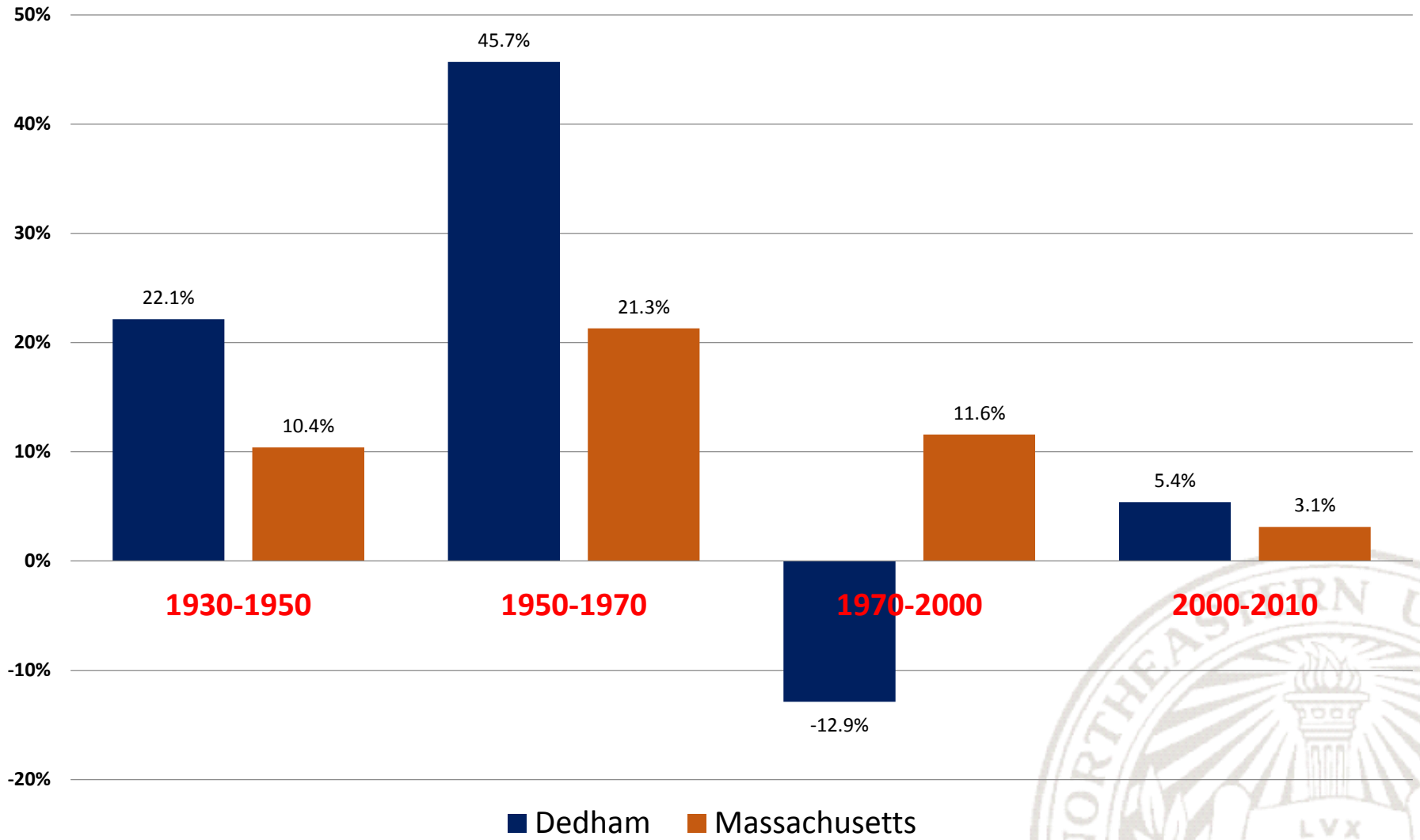
# Dedham: A Look at the Past and the Present



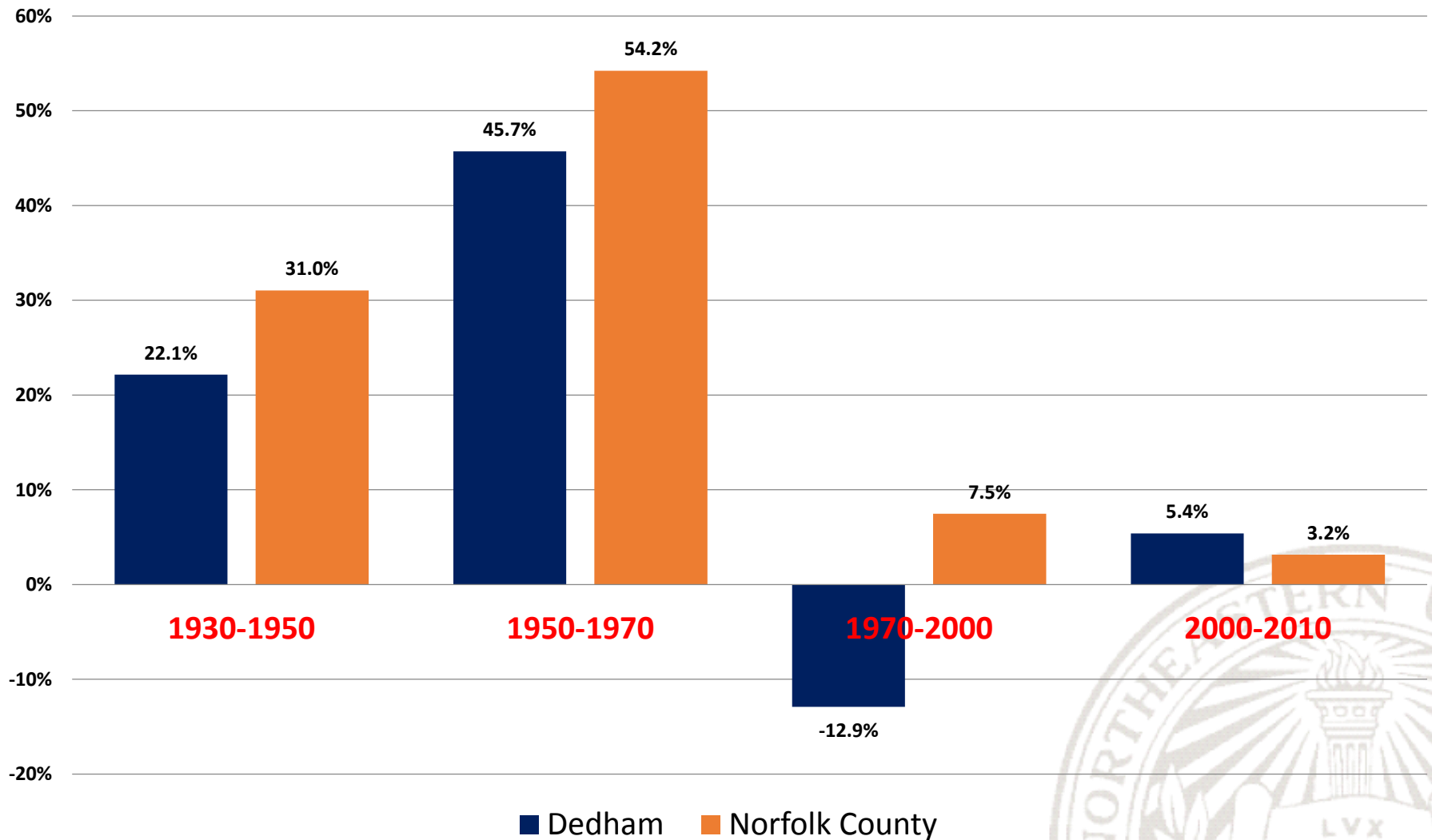
## Population of Town of Dedham 1930-2010



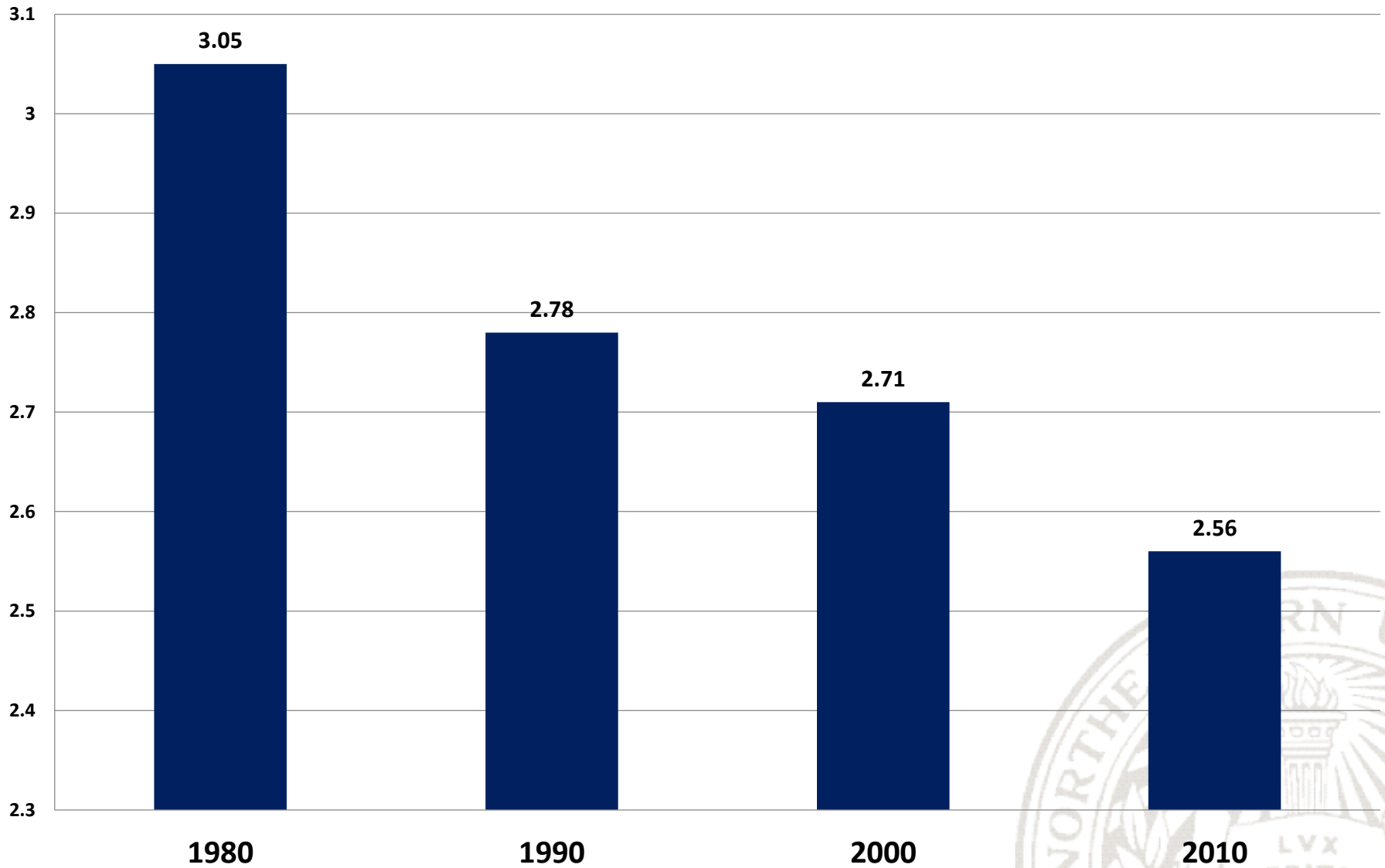
## Historical Population Growth Dedham vs. Massachusetts



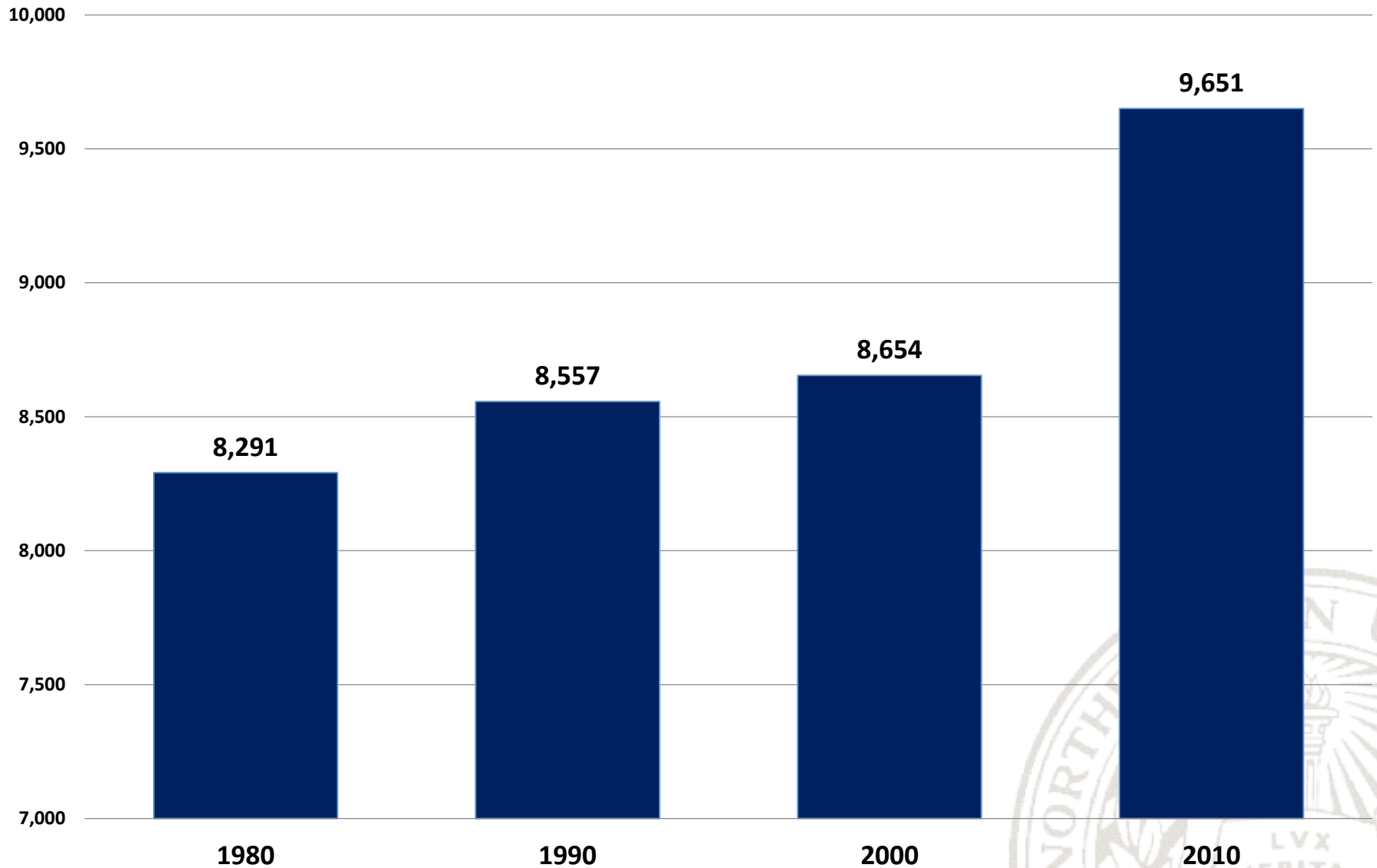
## Historical Population Growth Dedham vs. Norfolk County



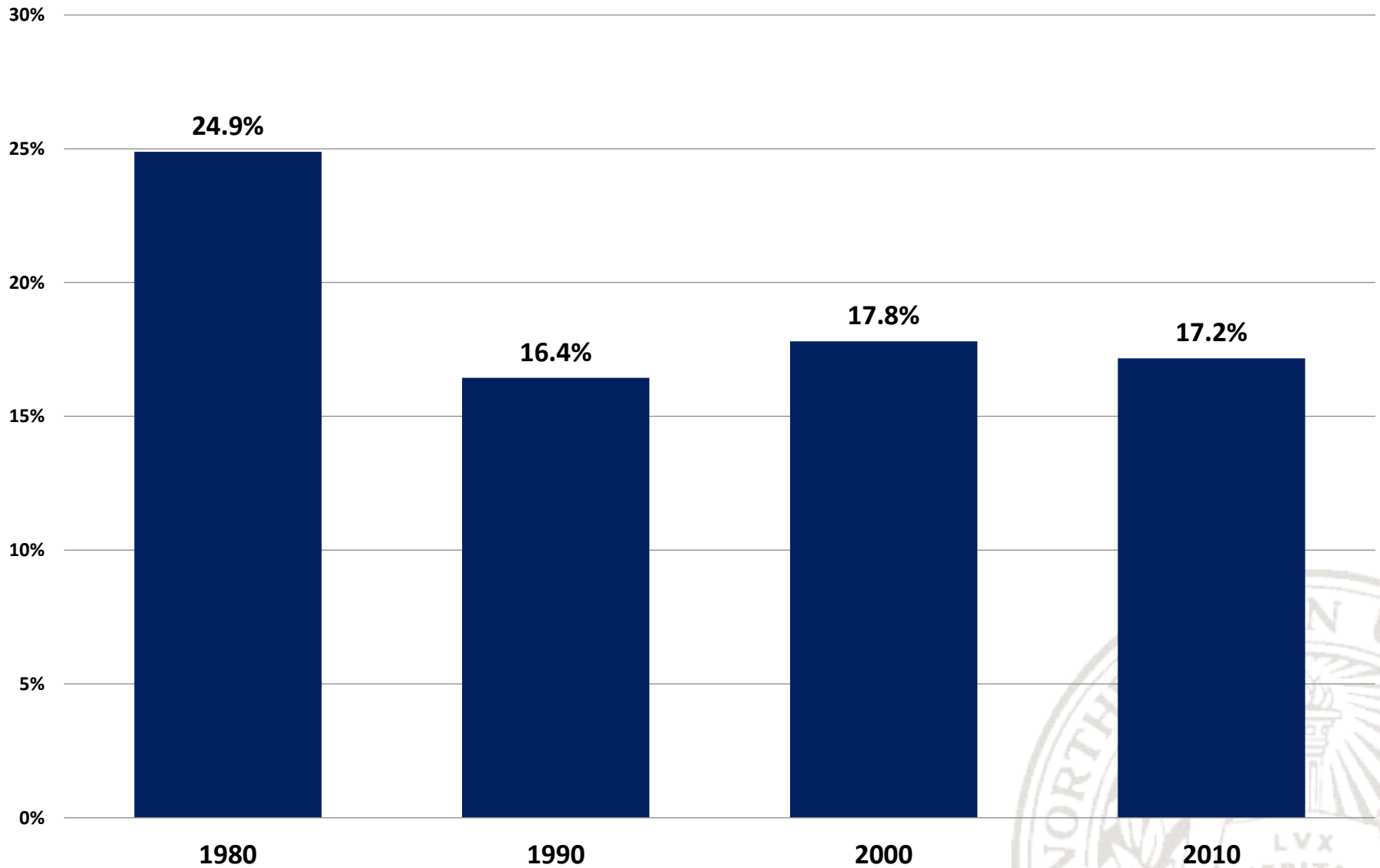
## Average Household Size in Dedham, 1980-2010



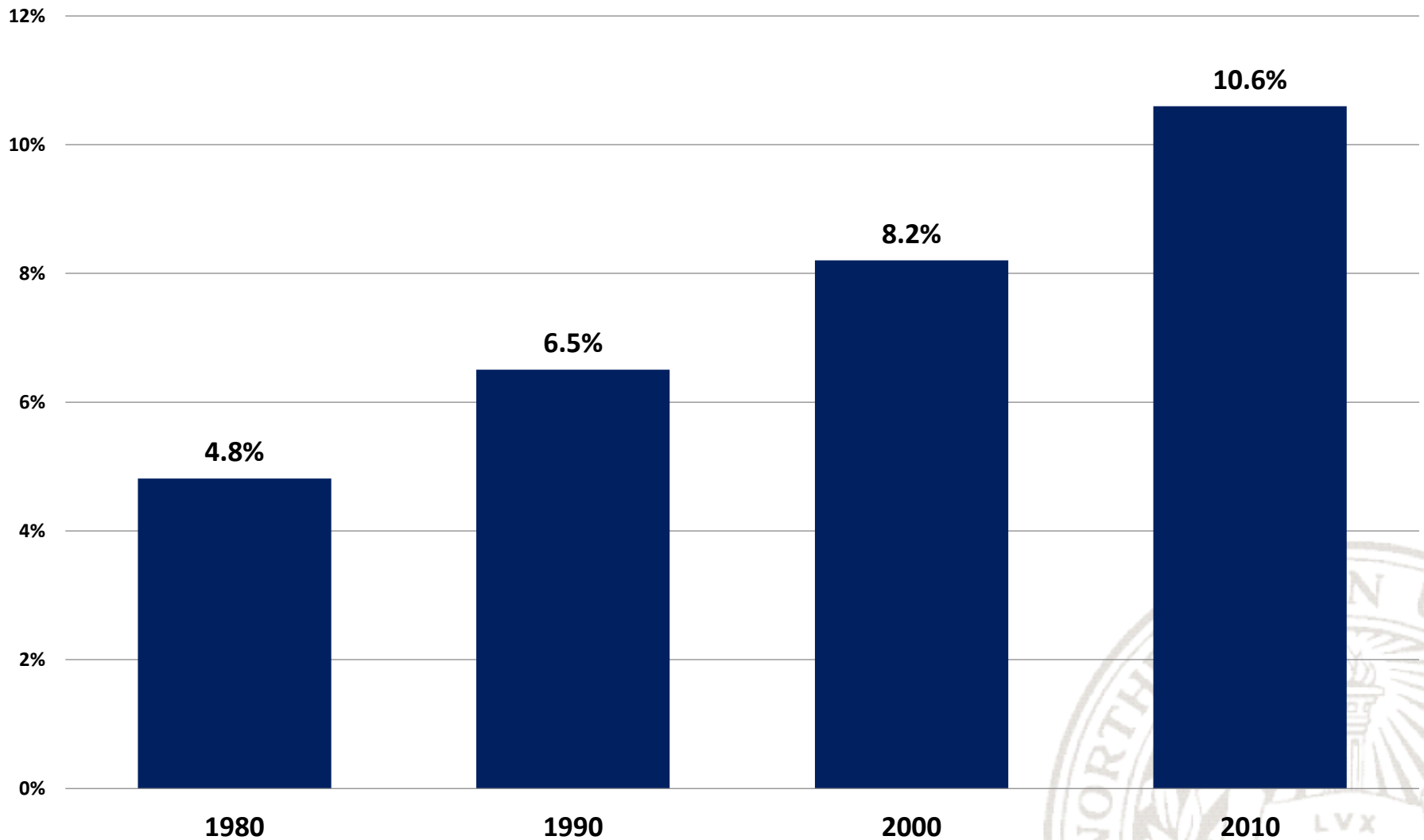
**Figure 2. Households in Dedham, 1980-2010**



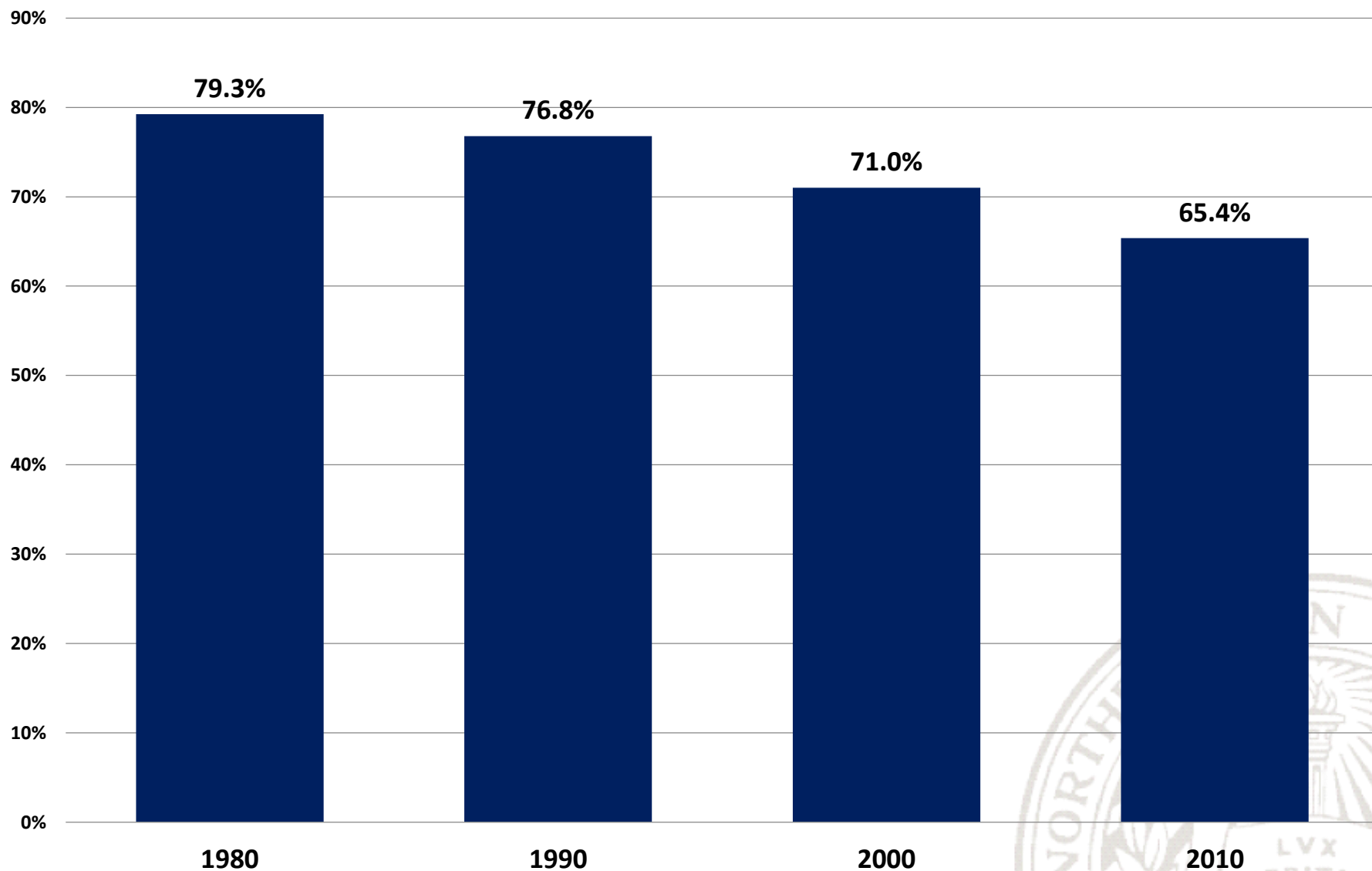
## People Age 5-19 as a Proportion of Dedham's Population, 1980-2010



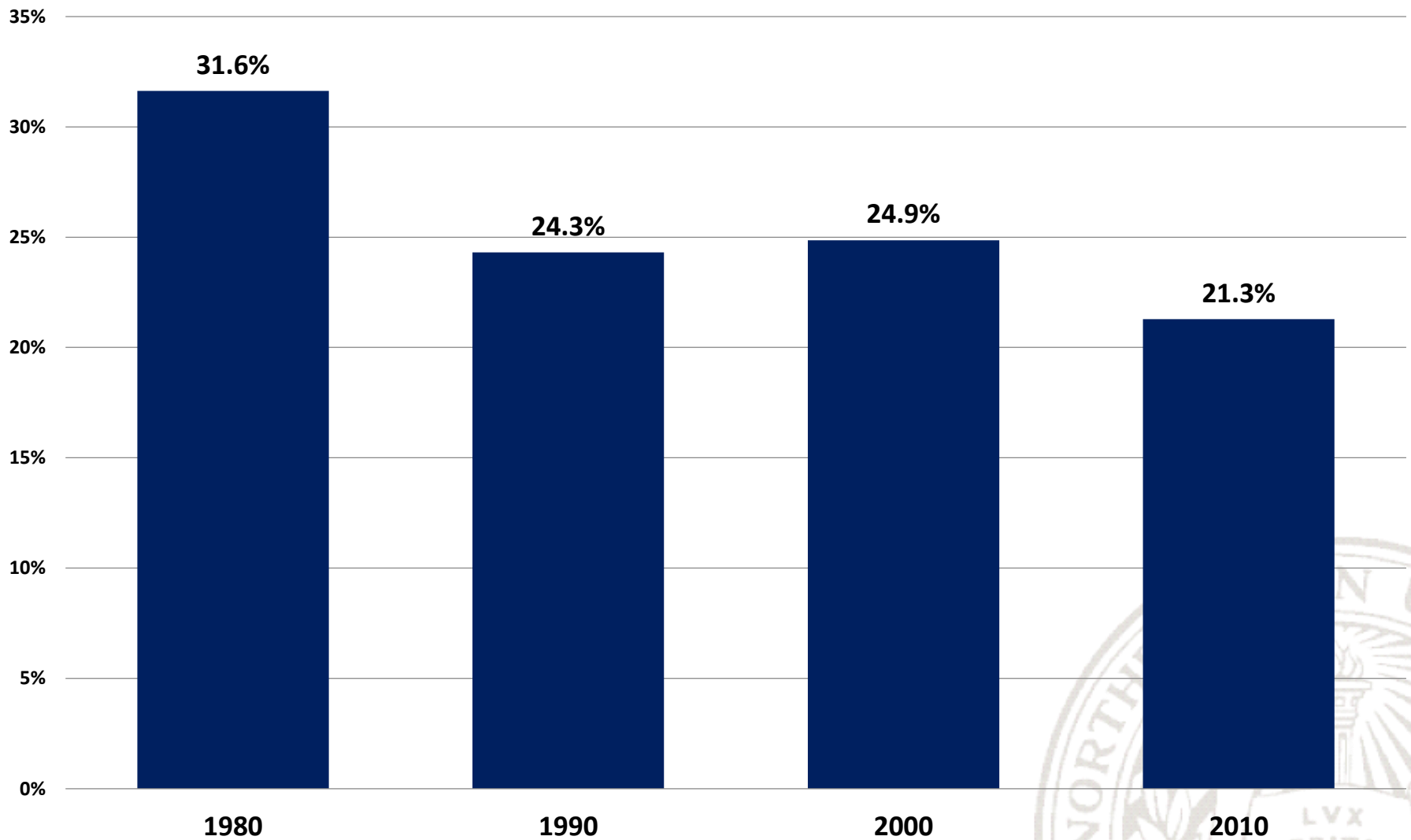
## People Age 75 and Over as a Proportion of Dedham's Population, 1980-2010



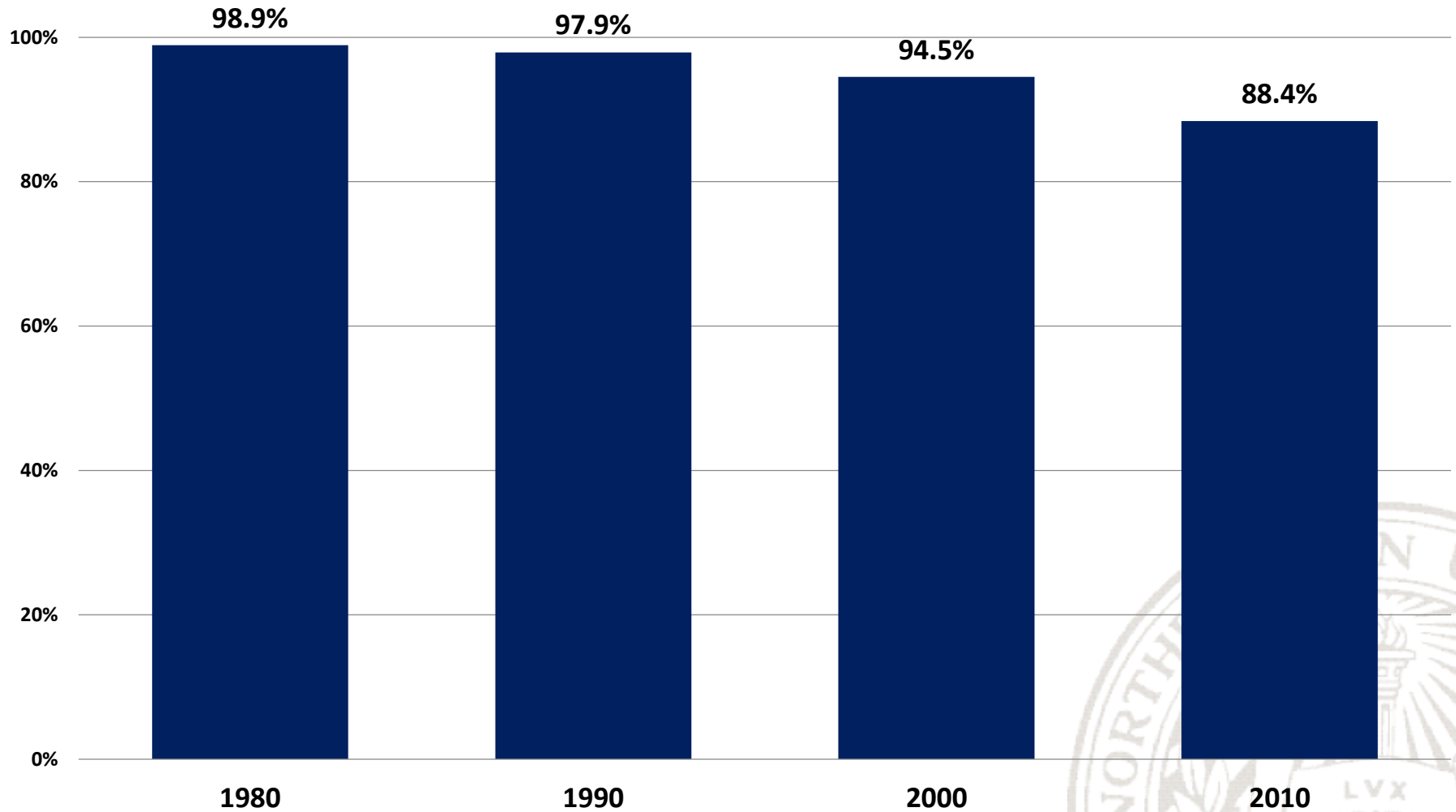
## Families as a Proportion of Dedham Households, 1980-2010



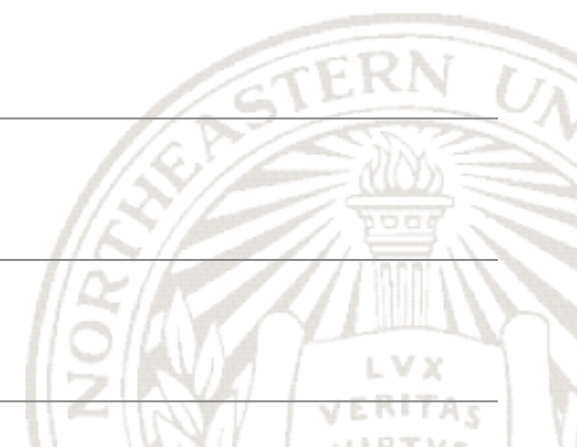
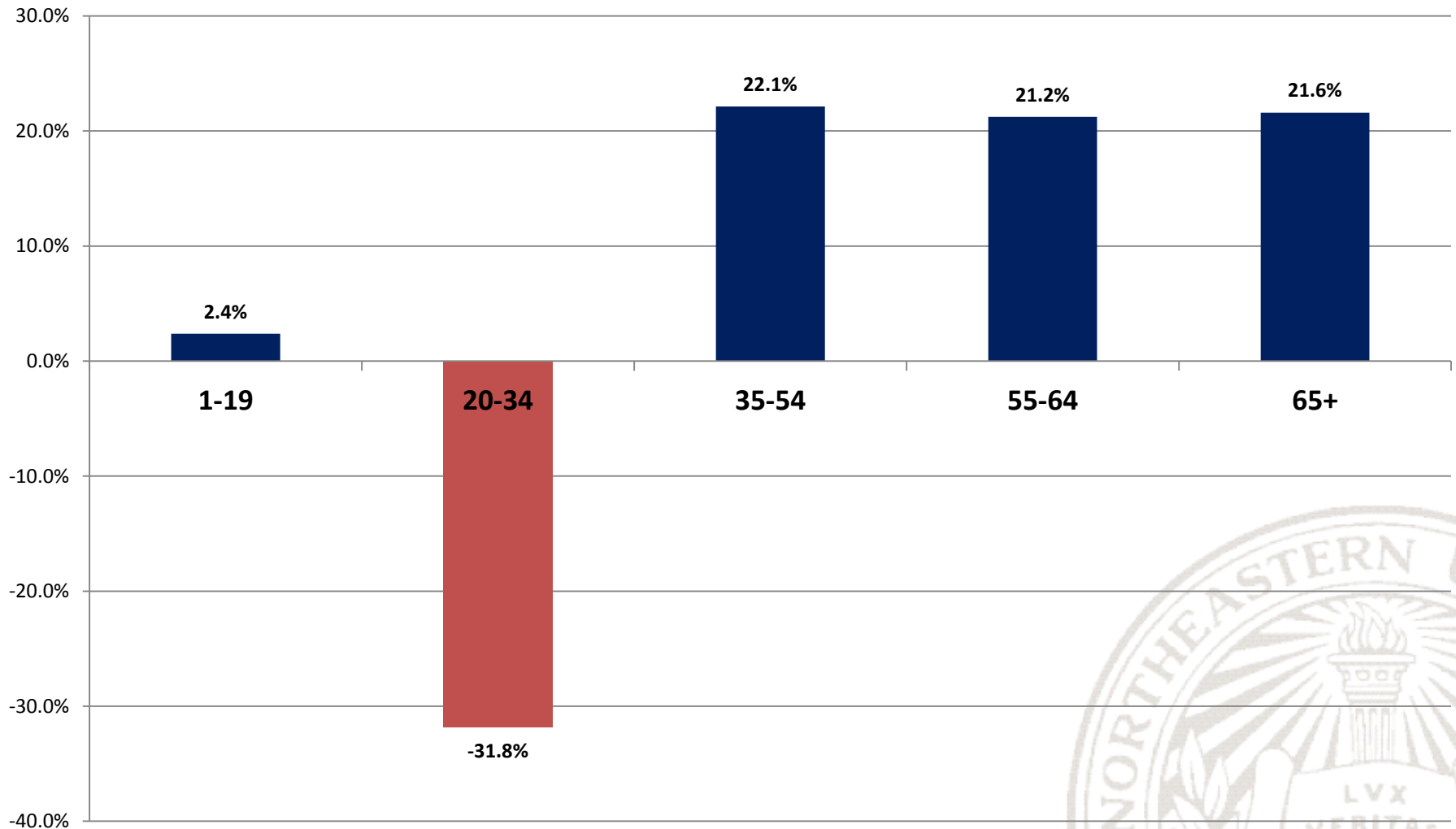
## Married-Couple Families with Children as a Proportion of Dedham Households, 1980-2010



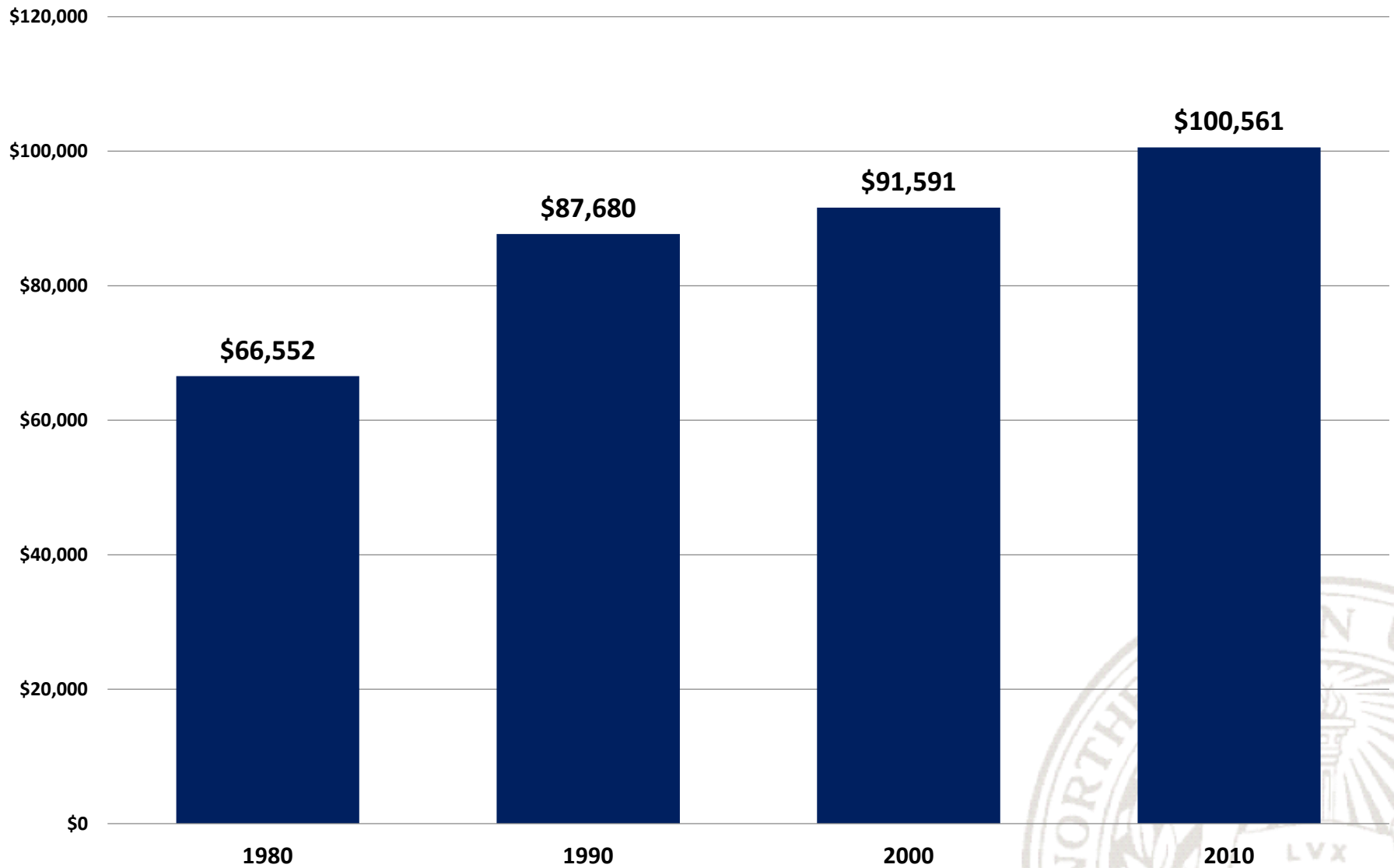
## Non-Hispanic Whites as a Proportion of Dedham's Population, 1980-2010



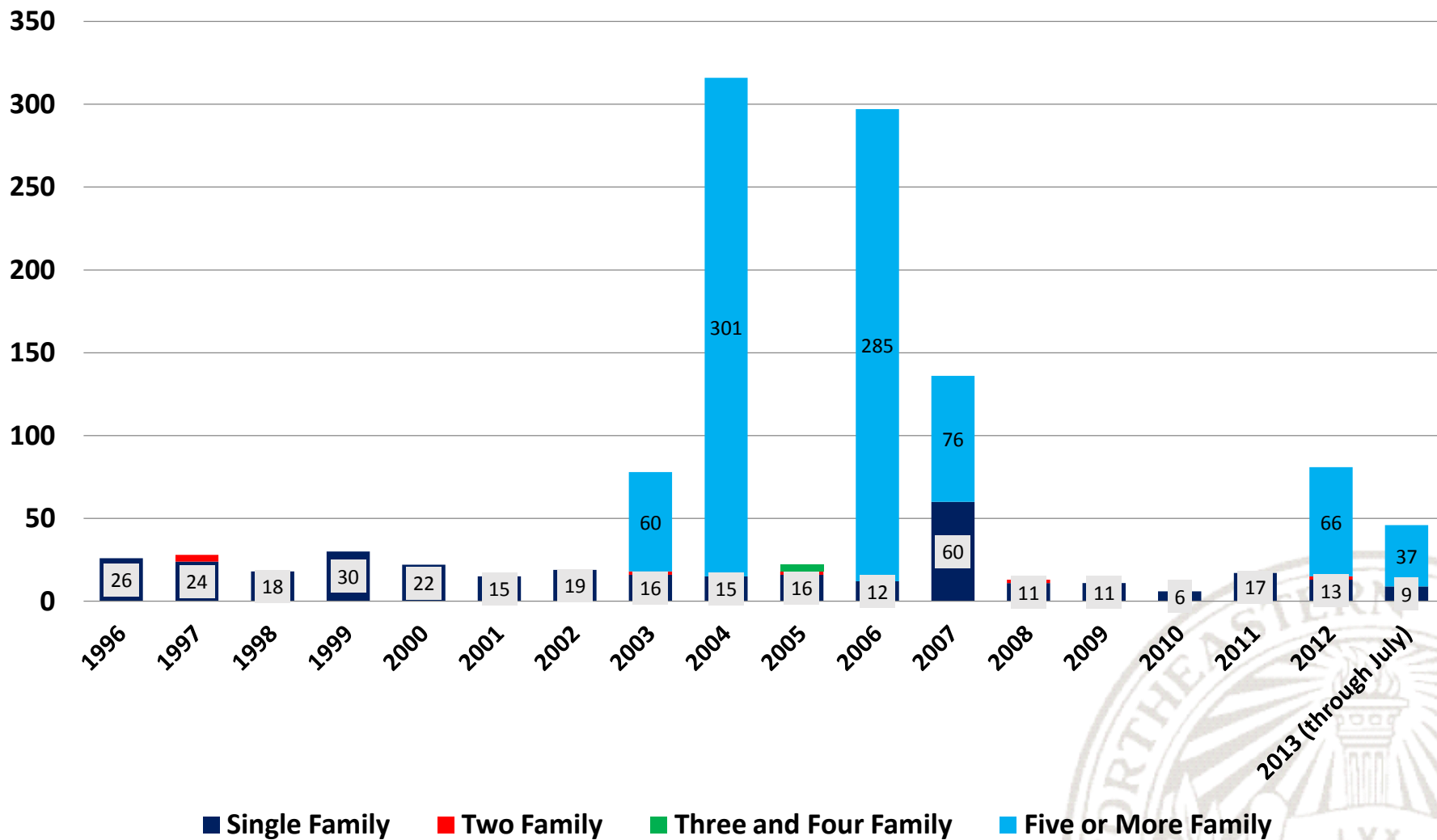
# Town of Dedham Population Percentage Growth by Age Cohort 1990-2010



## Median Family Income in Dedham (in 2010 Dollars), 1980-2010

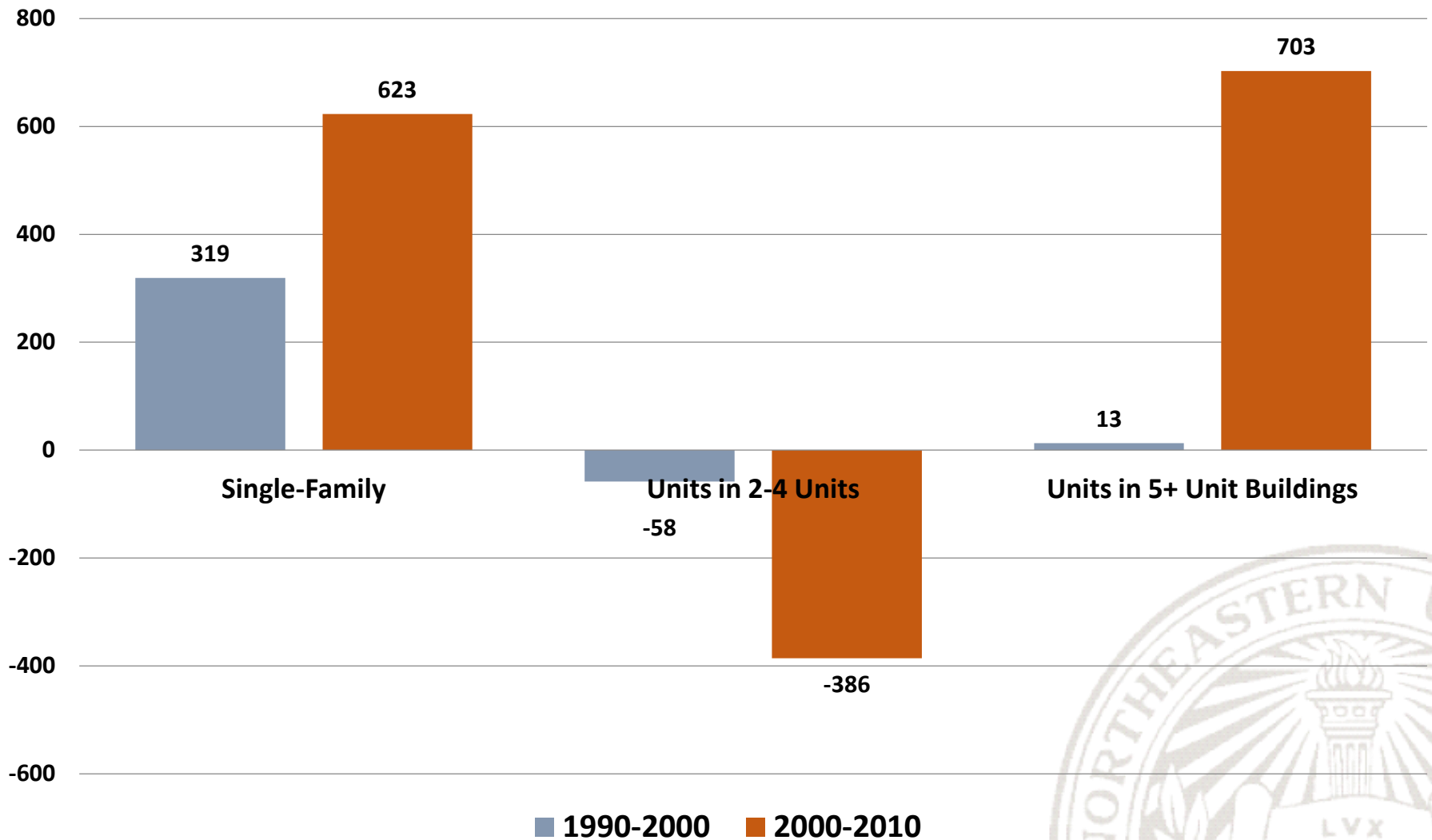


## Housing Permits Issued in Town of Dedham, 1996-2013 by Type of Housing

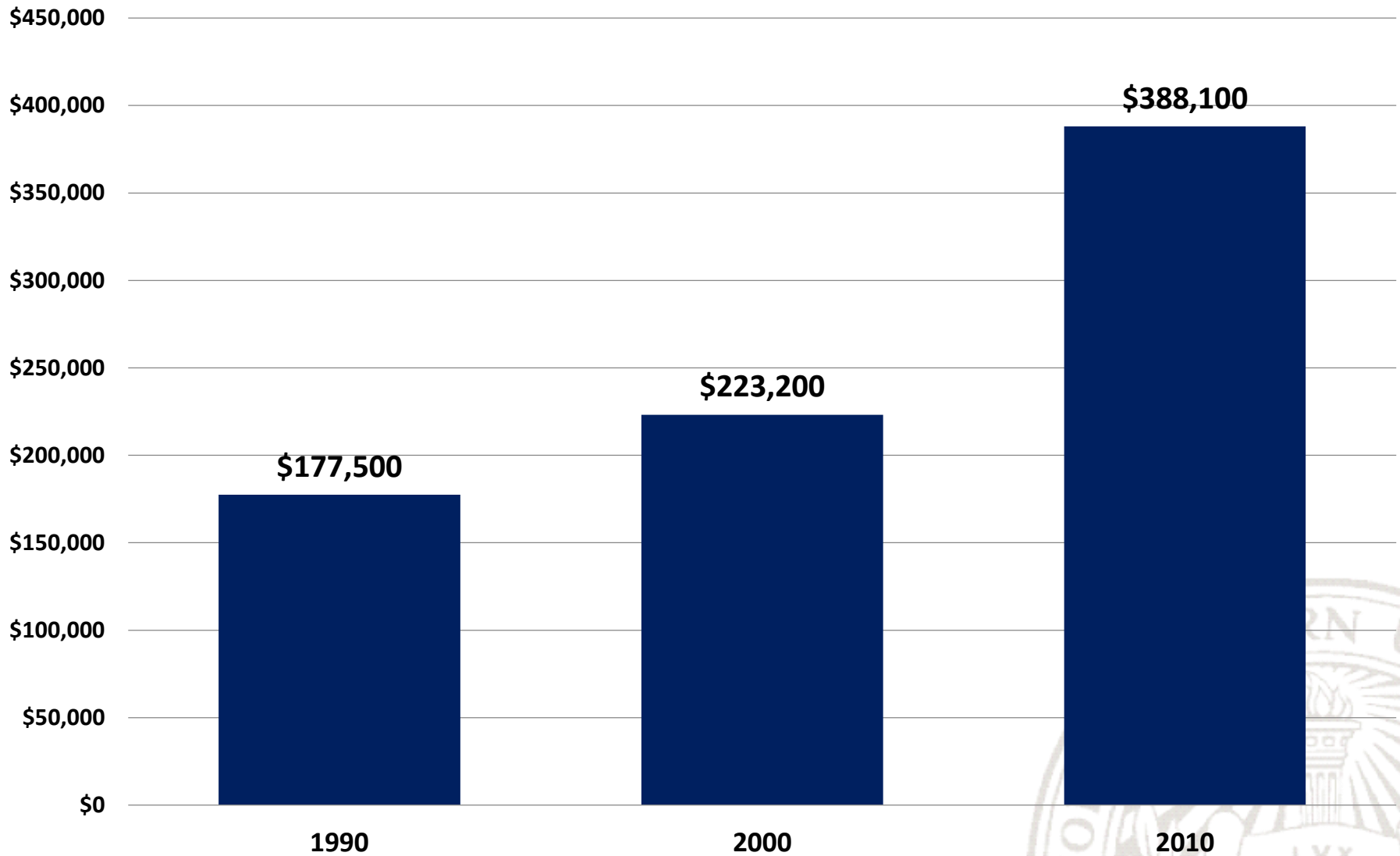


# Town of Dedham

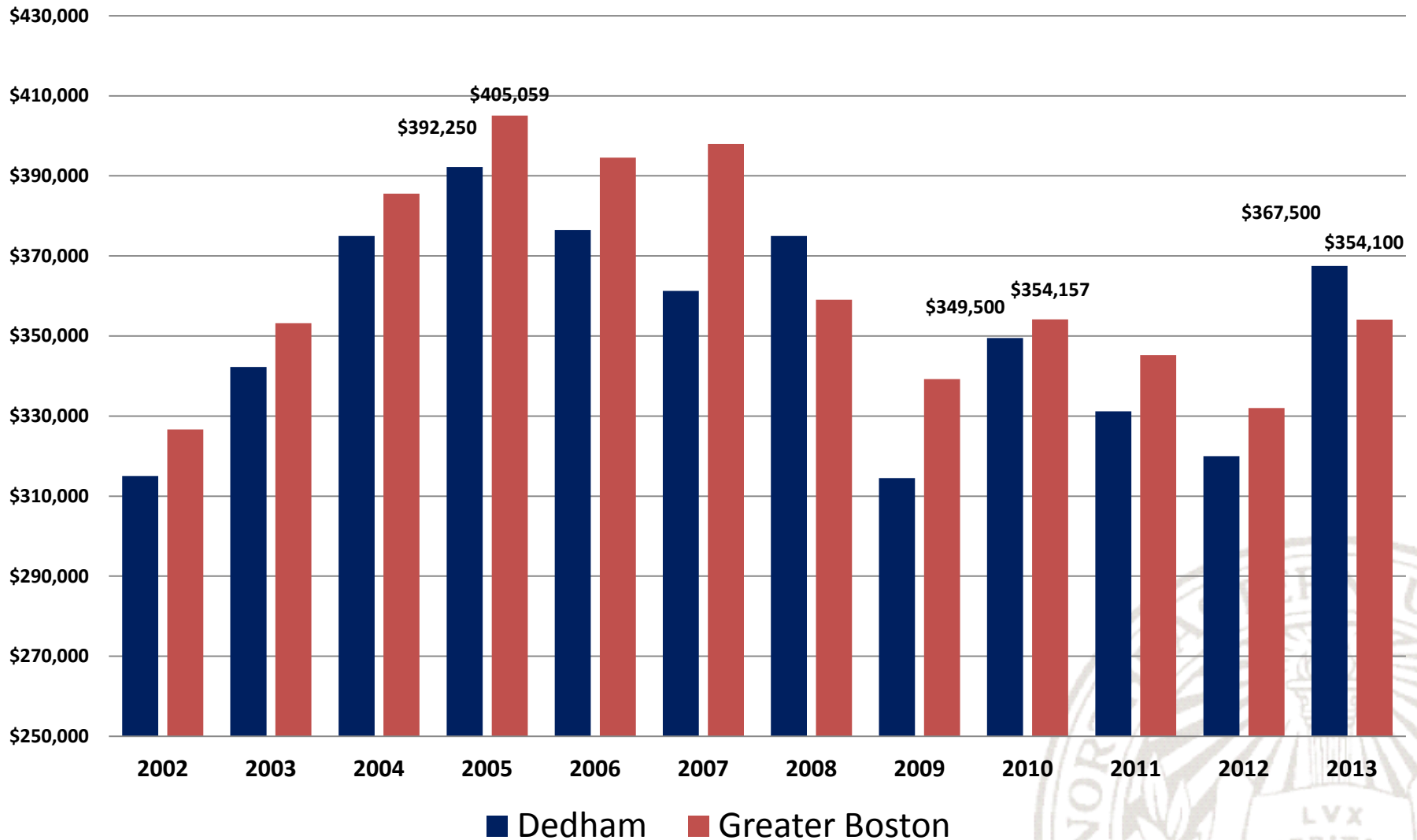
## Change in Number of Housing Units by Type



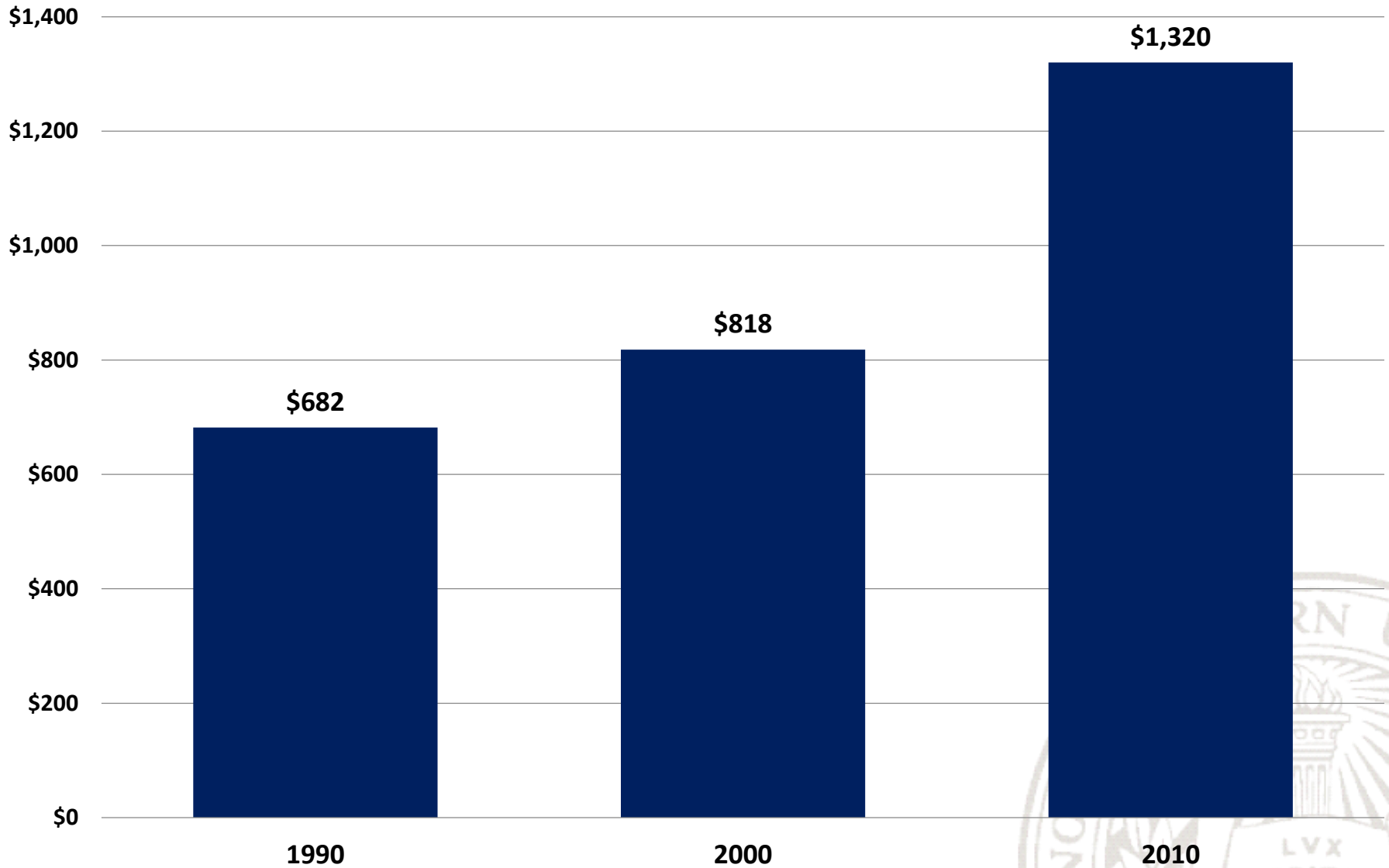
## Median Home Value in Dedham, 1990-2010



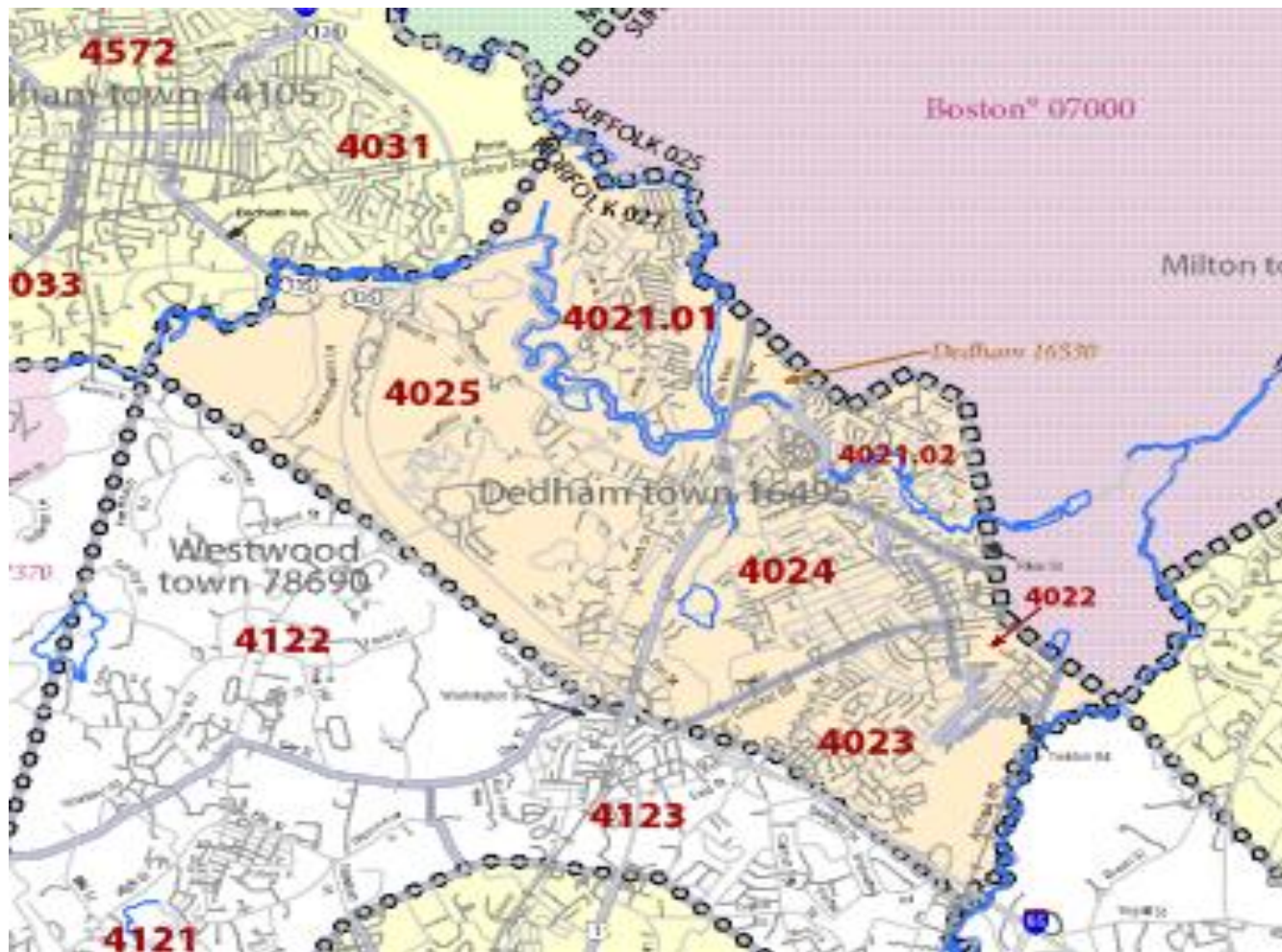
## Single-Family Home Median Selling Price, 2002-2013 (June) Dedham vs. Greater Boston



## Median Gross Rent in Dedham (in 2010 Dollars), 1990-2010



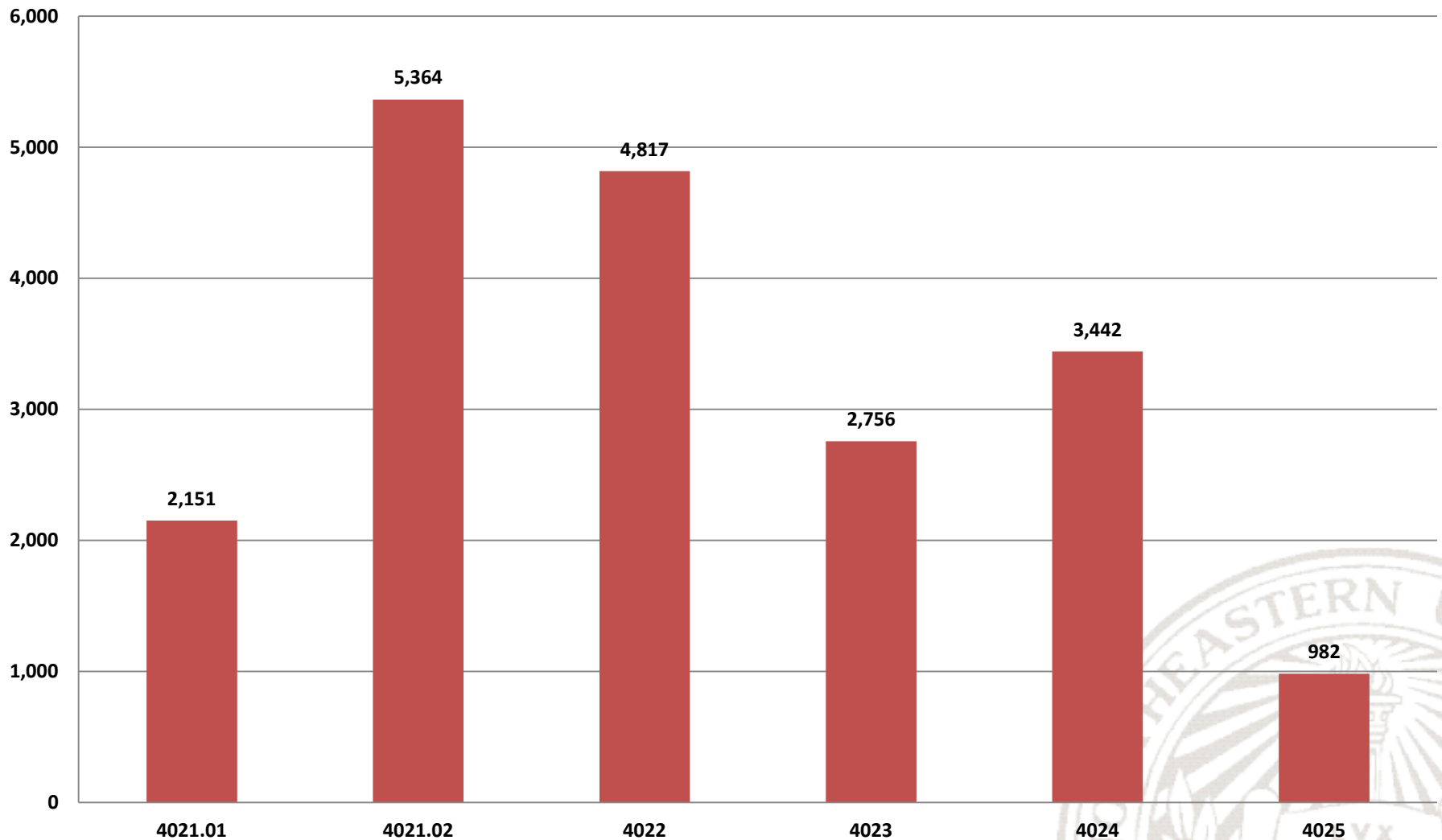
## Town of Dedham – Census Tracts



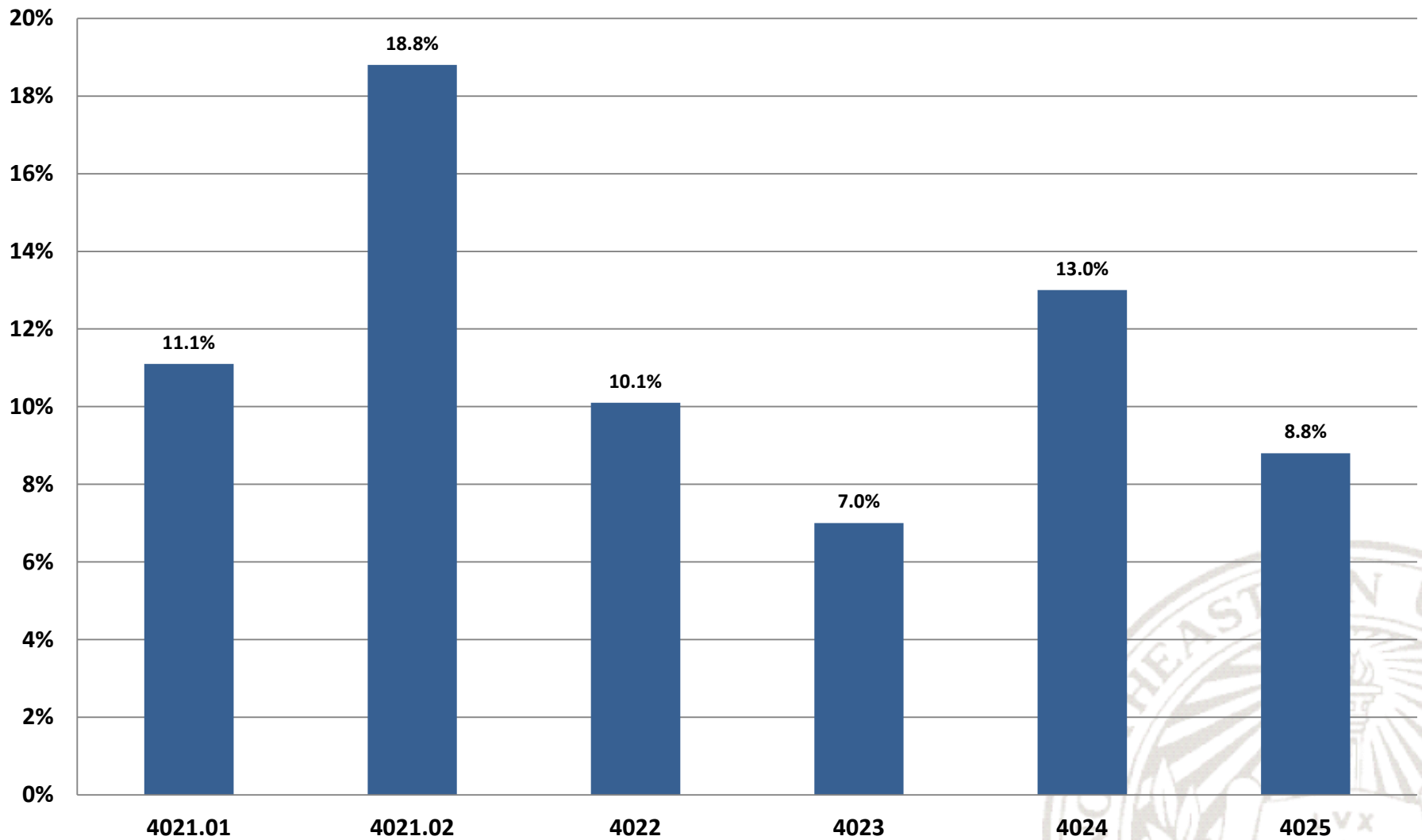
## Characteristics of Dedham's Census Tracts

4021.01	4021.02	4022	4023	4024	4025
	Most Diverse		Least Diverse		
	Lowest Income				Highest Income
	Youngest Population	Young Population	Young Population		Oldest Population
	Fewest Married-Couple Families		Most Married-Couple Families		
					Most Single-Person Households
			Most Owner-Occupied Housing		Least Owner-Occupied Housing
			Fewest Apartment Buildings		Most Apartment Buildings
Little New Housing Stock	Little New Housing Stock	No New Housing Stock	Little New Housing Stock		Most New Housing Stock
		Least Expensive Housing Stock			Most Expensive Housing Stock

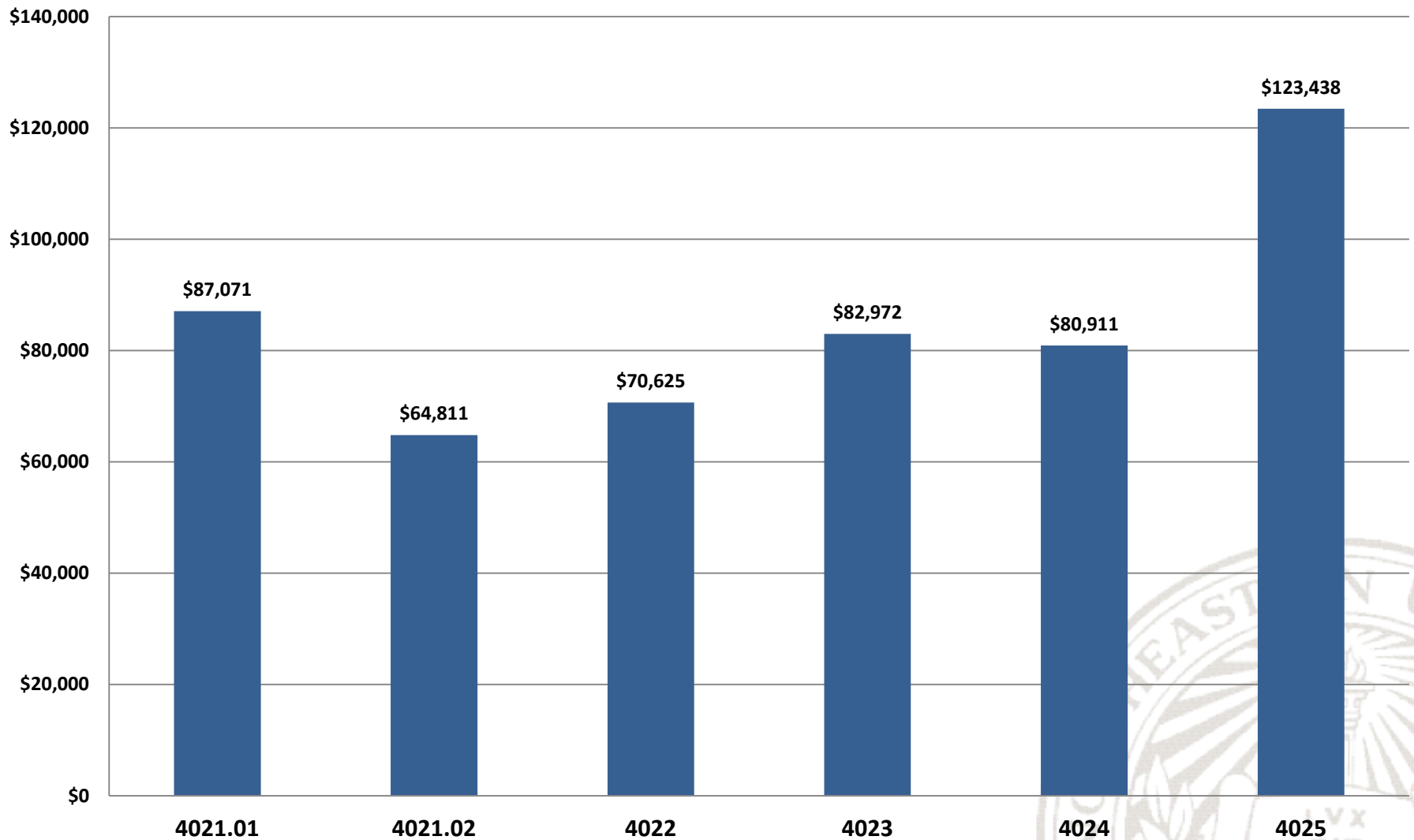
## Town of Dedham Population Density (Persons/Square Mile) 2010



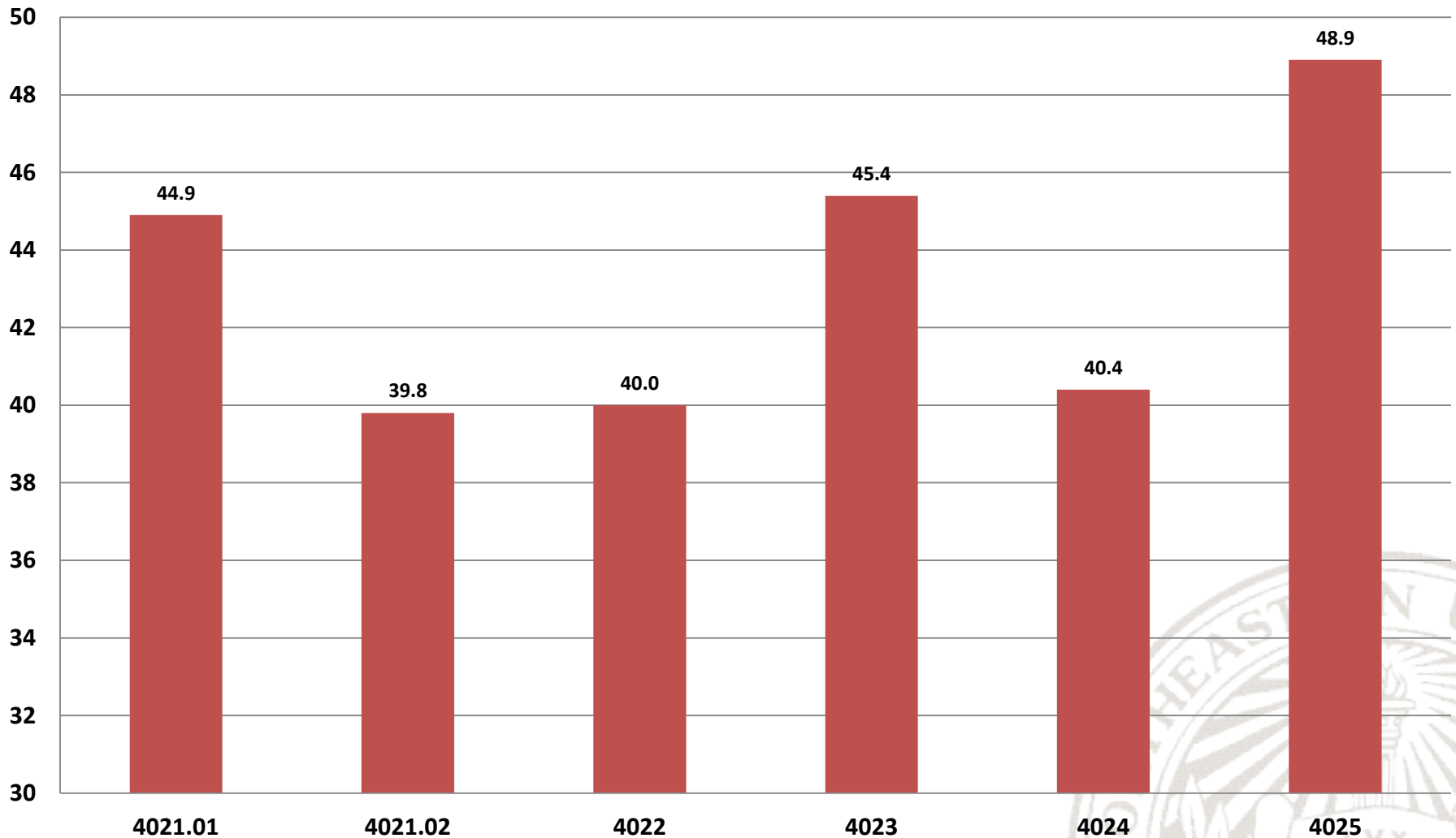
## Town of Dedham Percent Non-White 2010



## Town of Dedham Median Household Income 2010

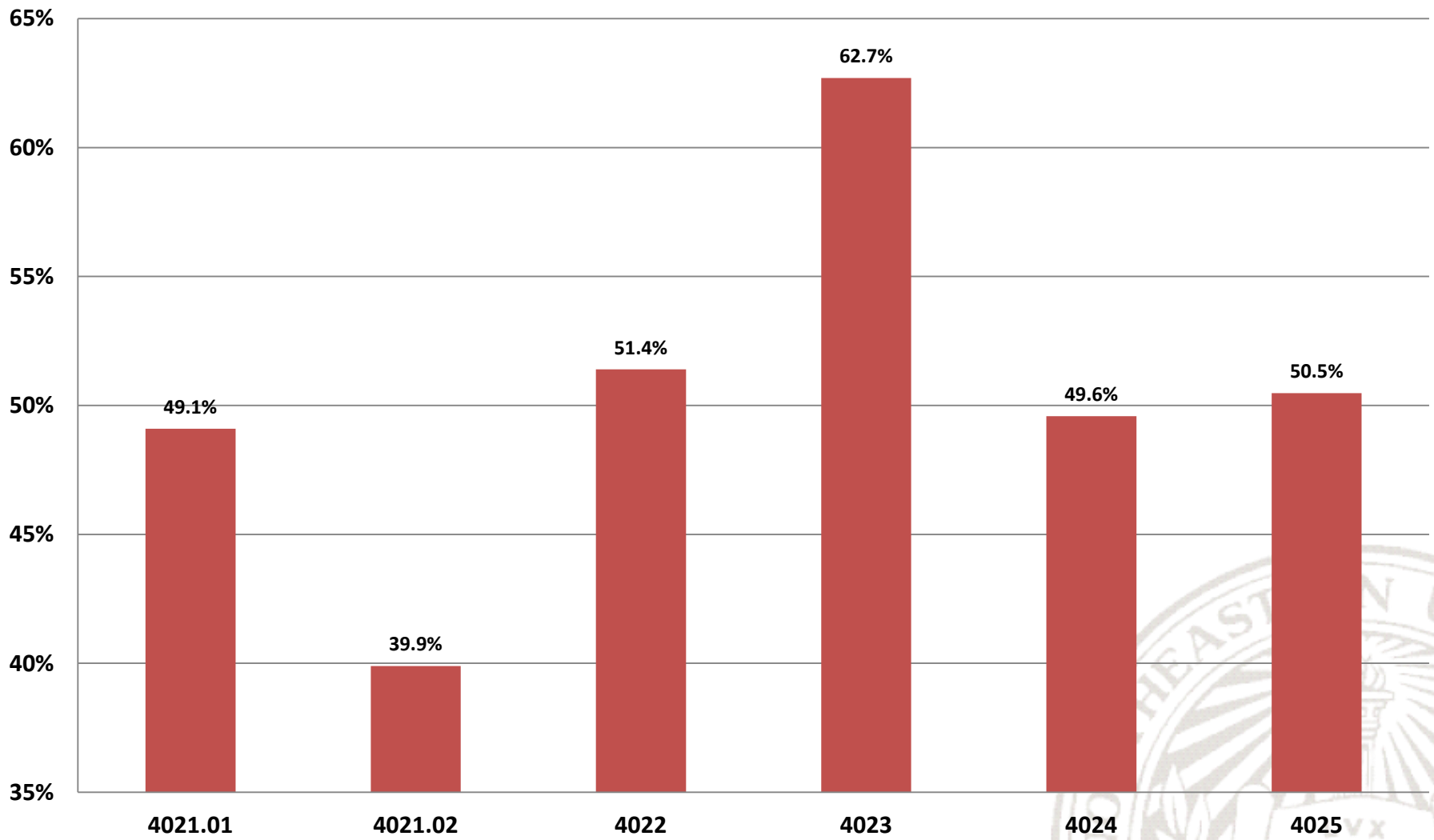


## Town of Dedham Median Age of Population 2010

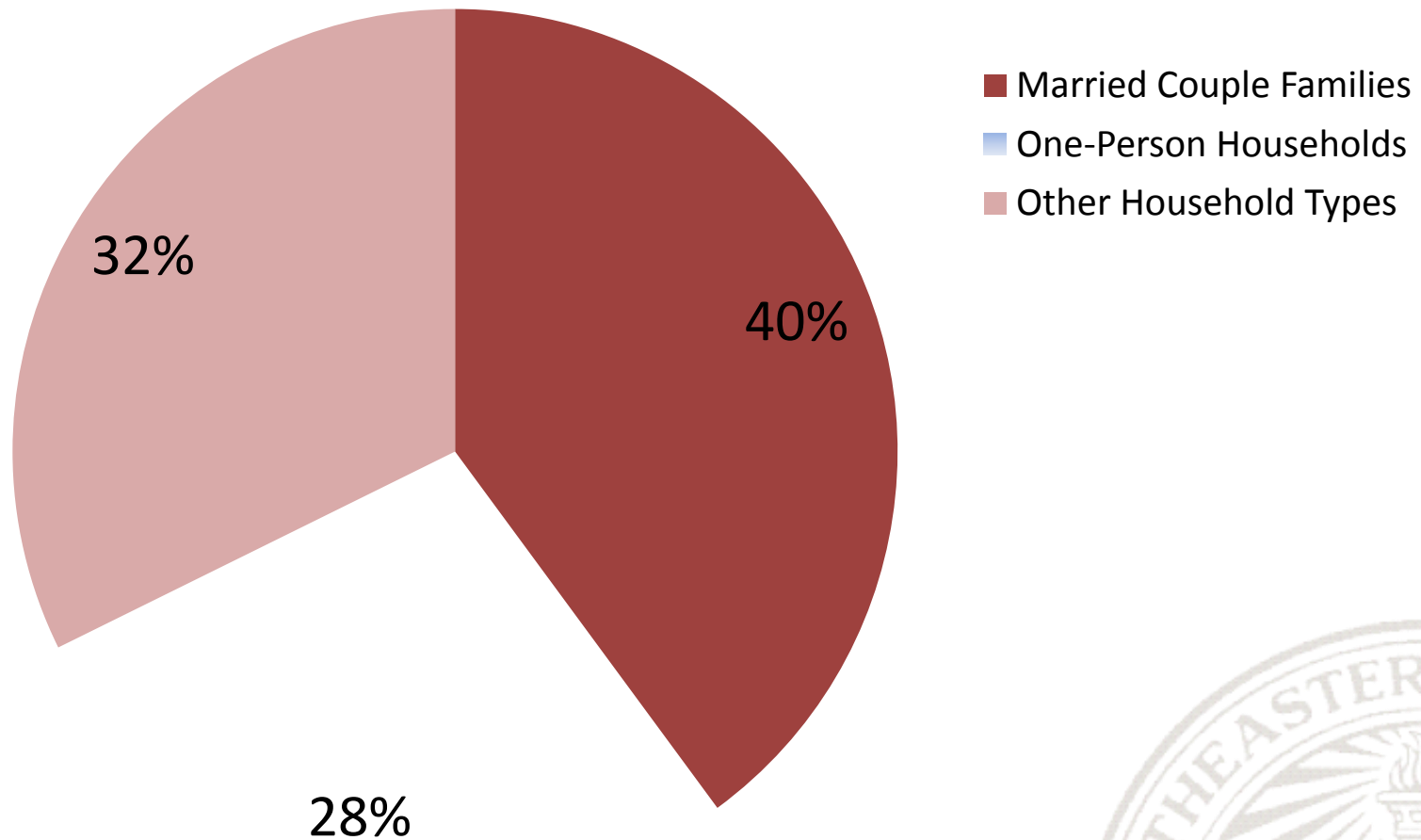


## Town of Dedham

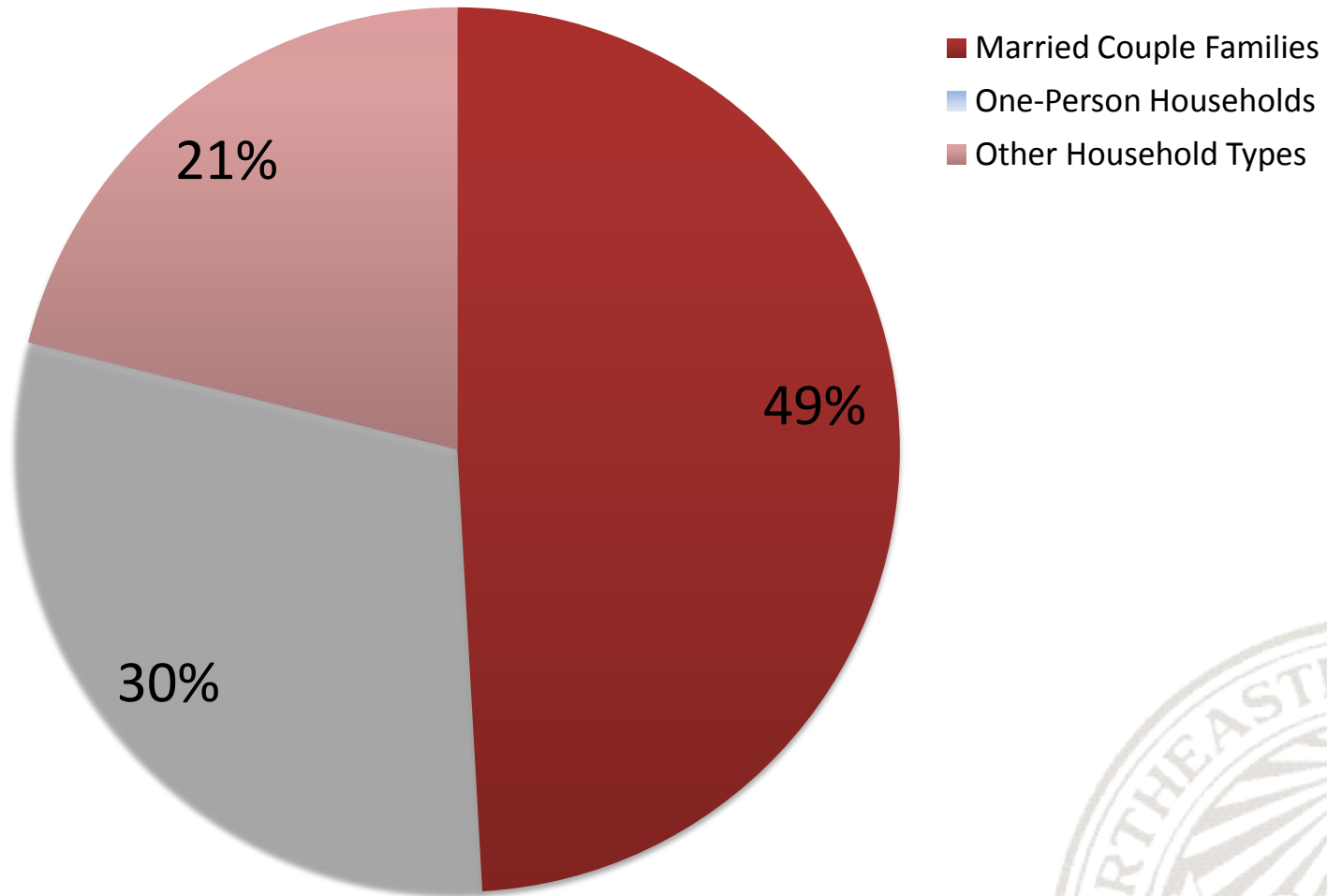
### Married Couple Families as Percent of all Households 2010



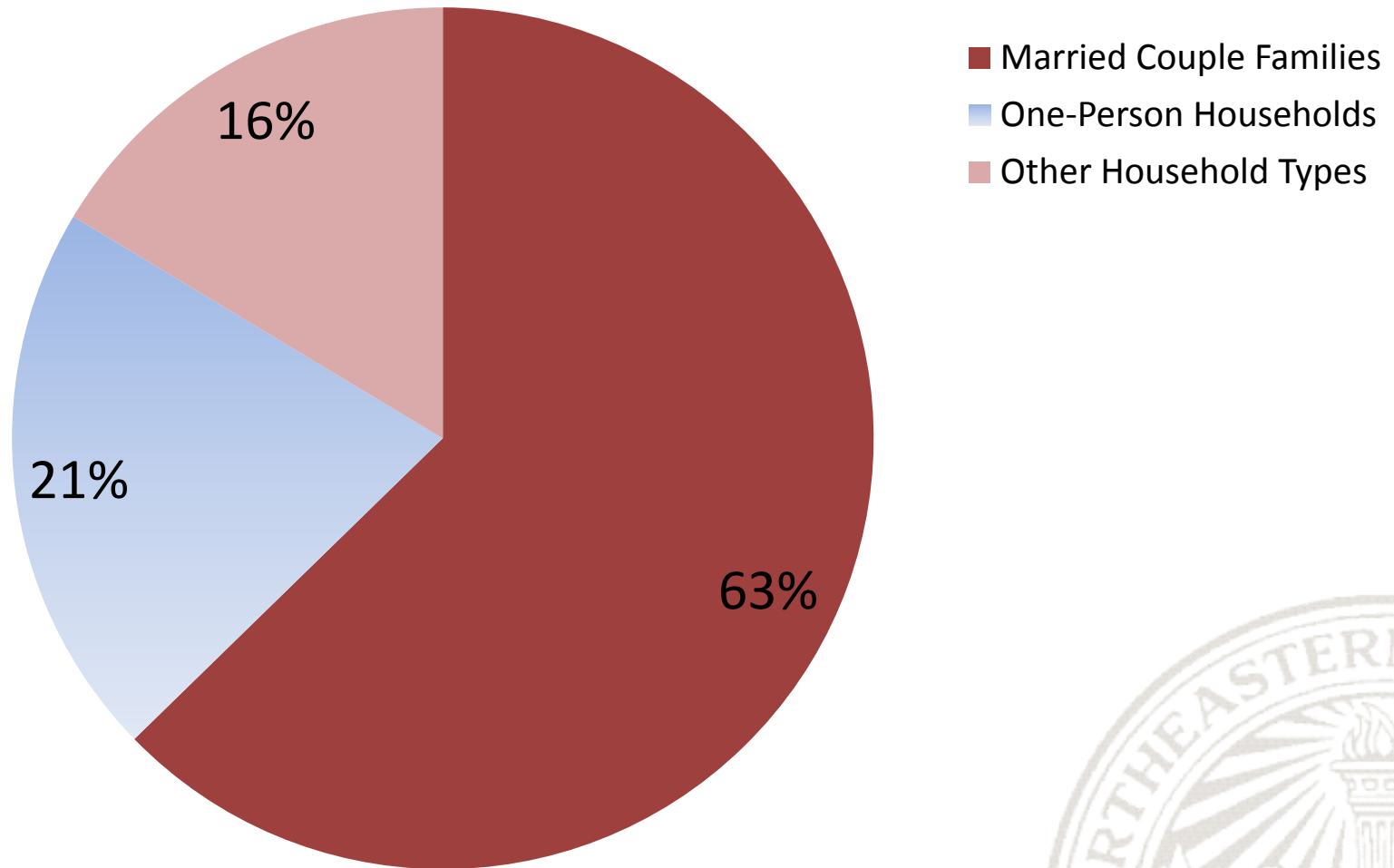
## Town of Dedham - Household Type - Census Tract 4021.02



## Town of Dedham - Household Type - Census Tract 4021.01

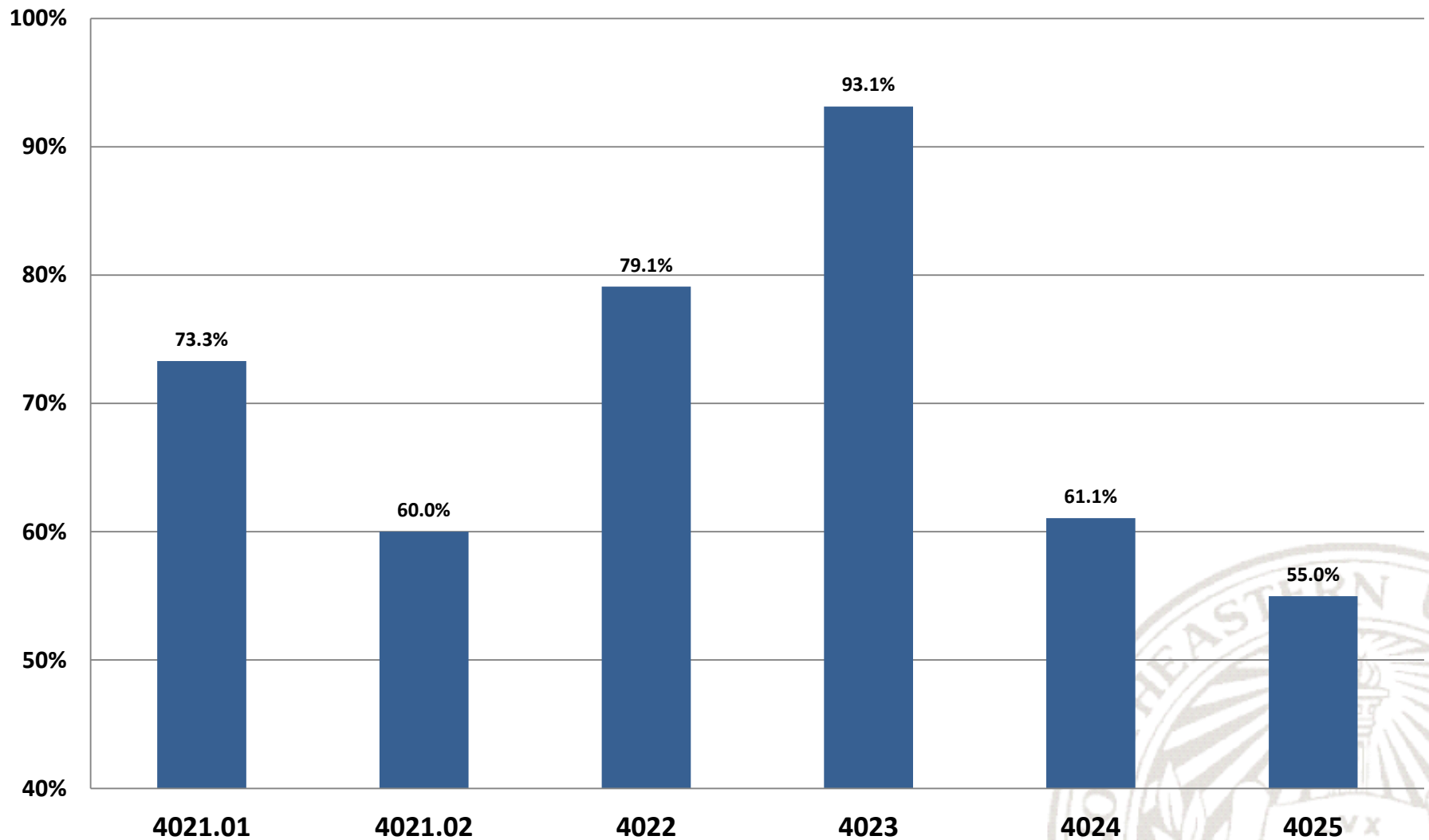


## Town of Dedham - Household Type - Census Tract 4023

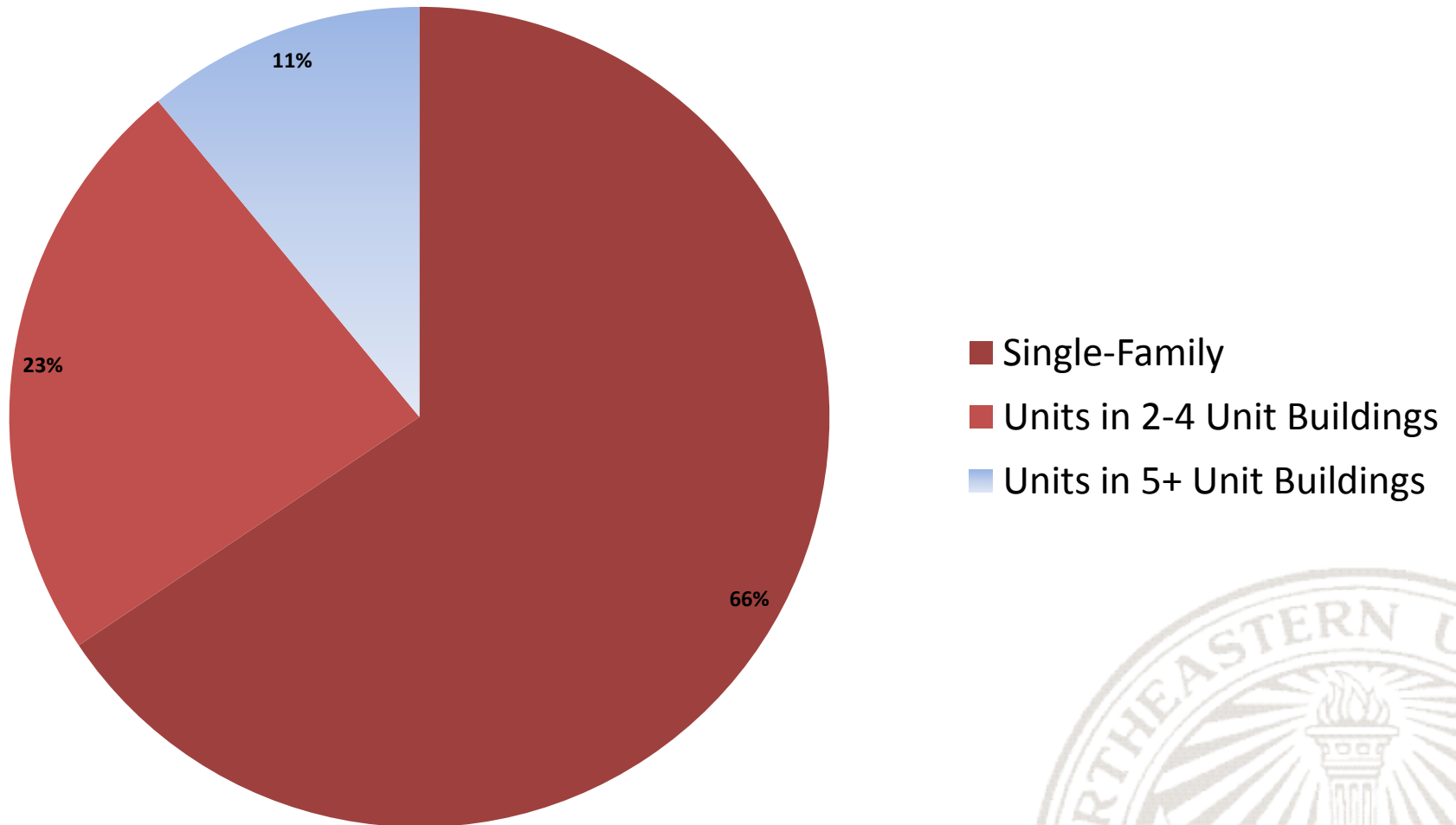


# Town of Dedham

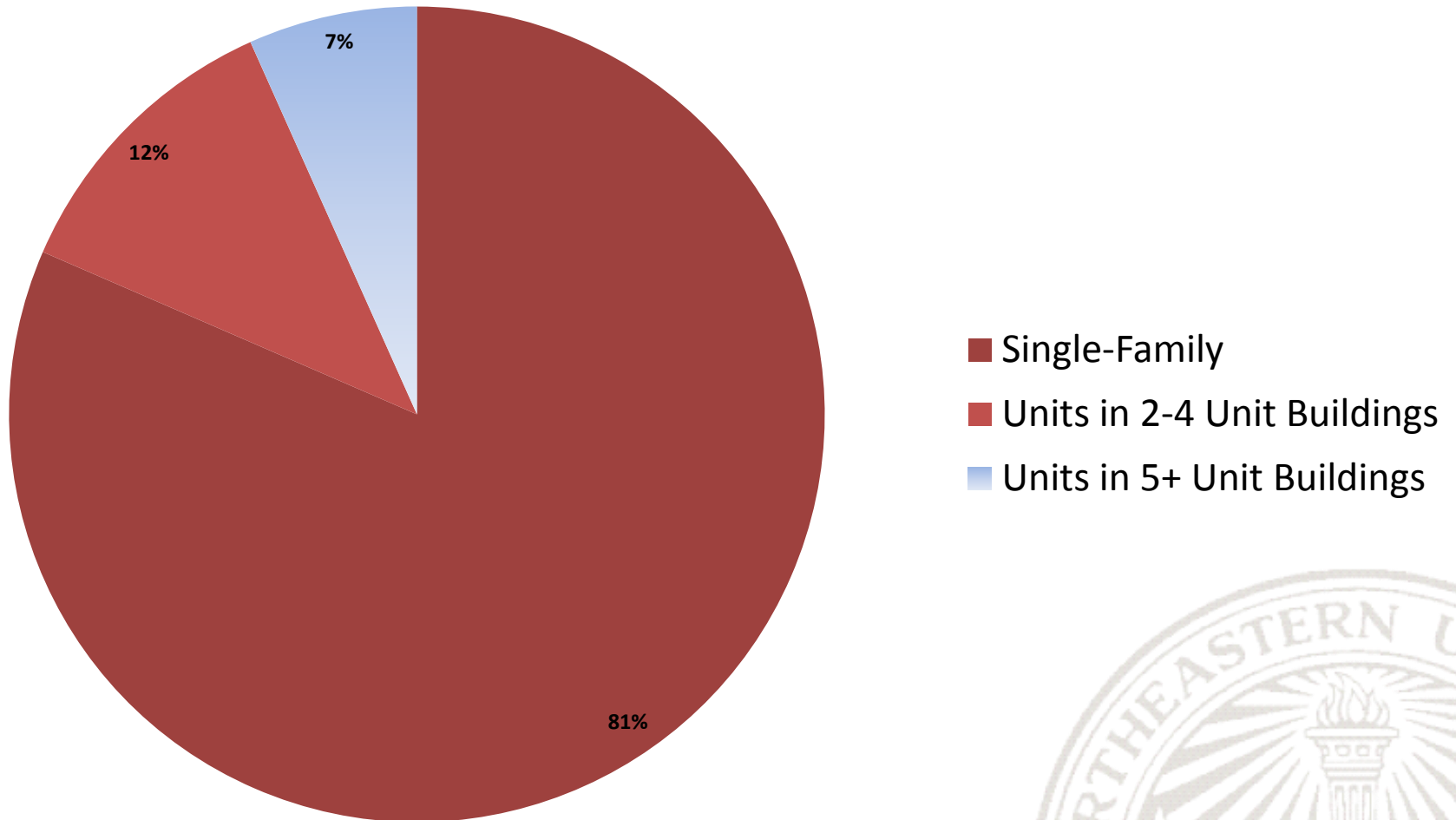
## Percent Owner-Occupied Housing Units 2010



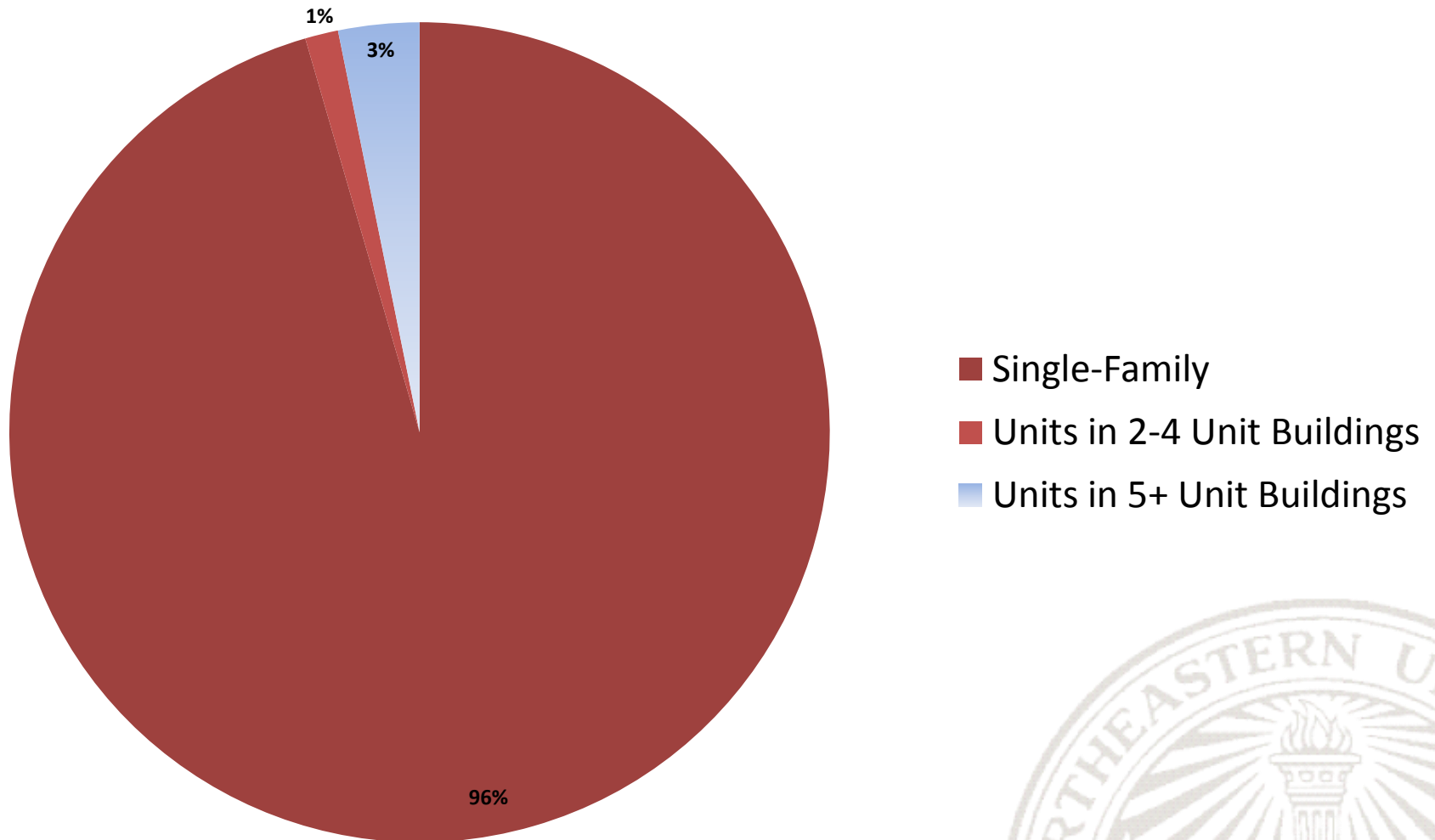
## Town of Dedham - Type of Housing Unit - Census Tract 4021.02



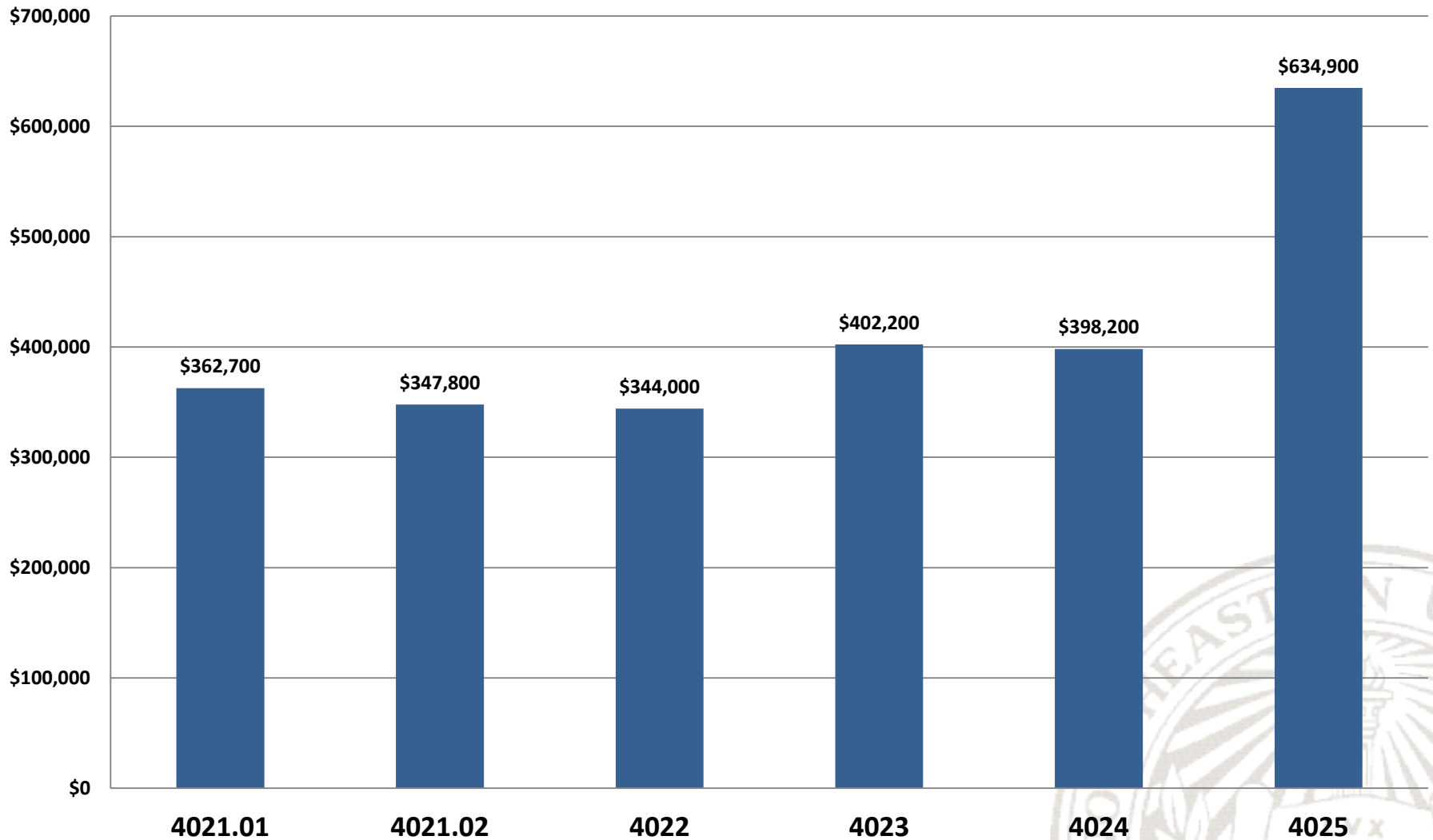
## Town of Dedham - Type of Housing Unit - Census Tract 4021.01



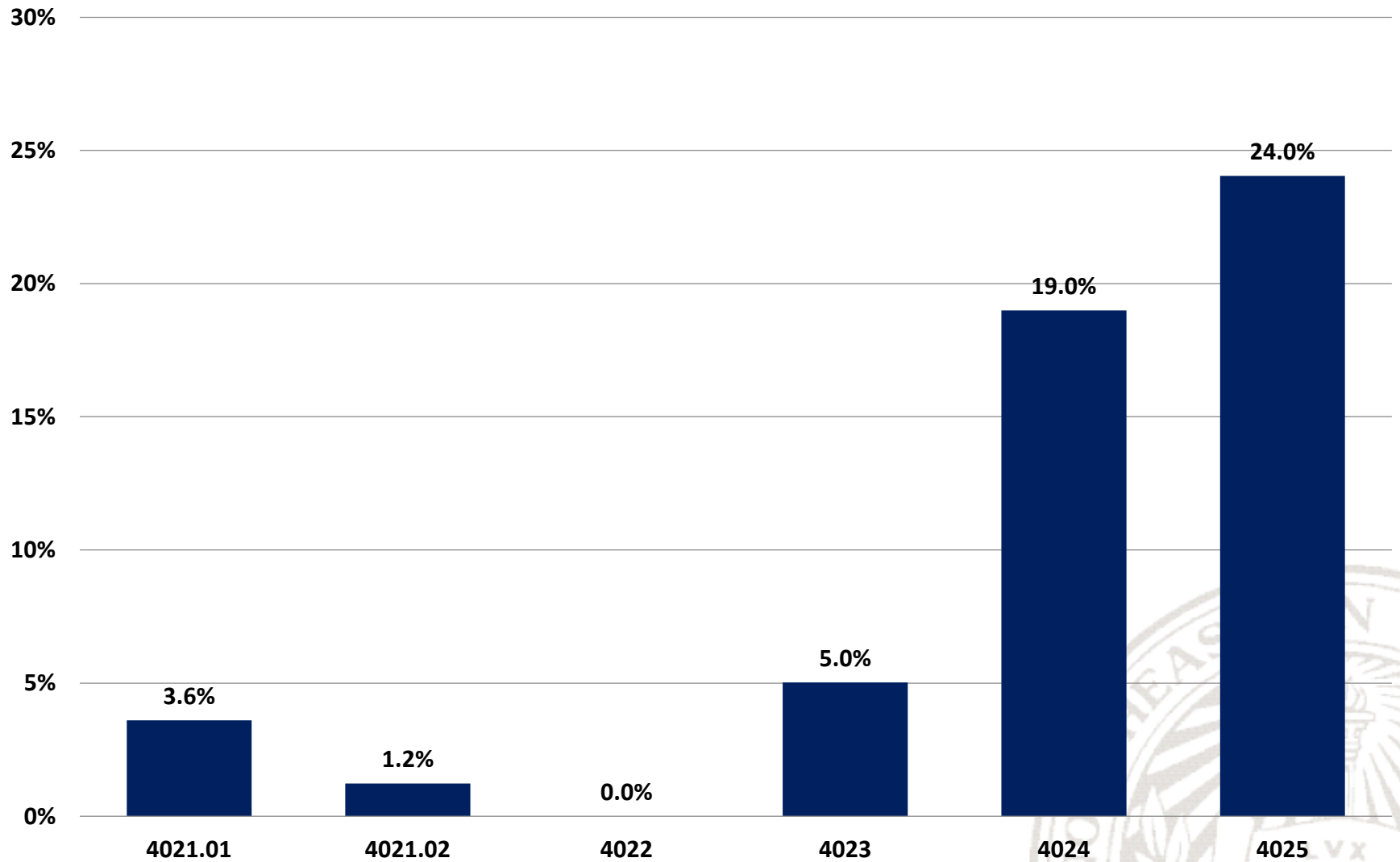
## Town of Dedham - Type of Housing Unit - Census Tract 4023



## Town of Dedham Median Home Price 2010



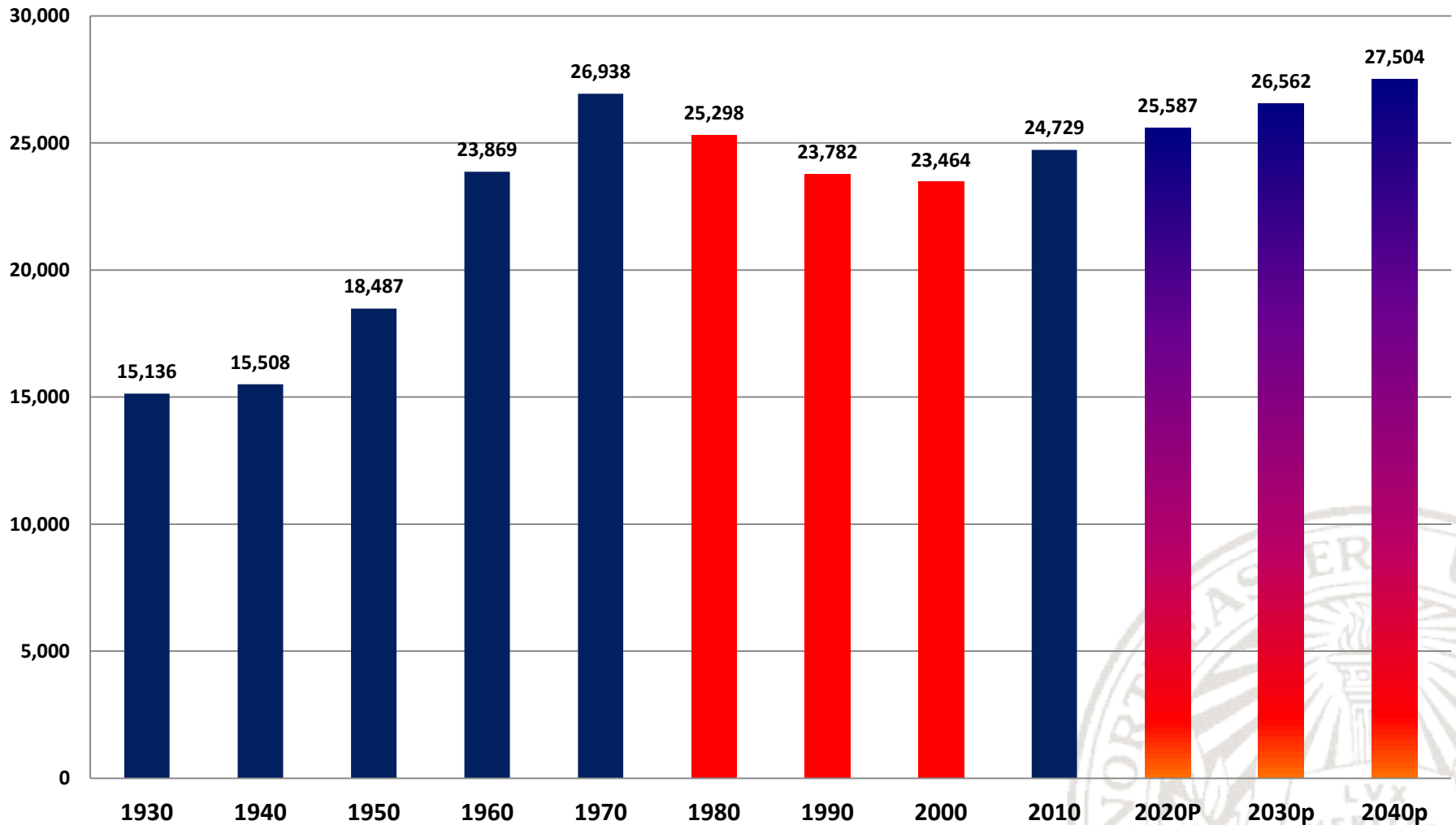
**Percent of Housing Stock Built Since 2000 in Dedham Census Tracts**



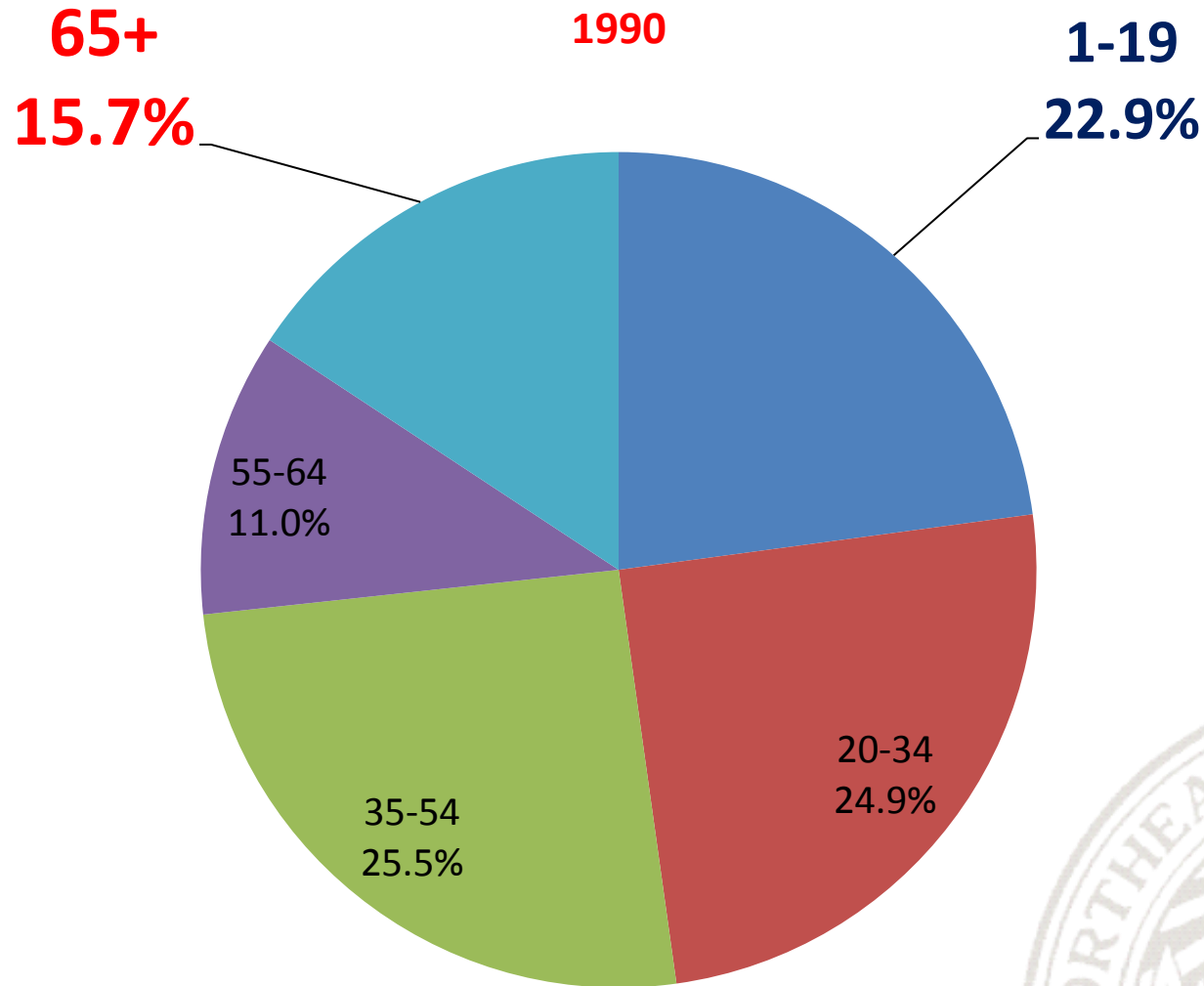
# Dedham's Possible Demographic Future



# Town of Dedham Population Projected to 2040 1930-2040

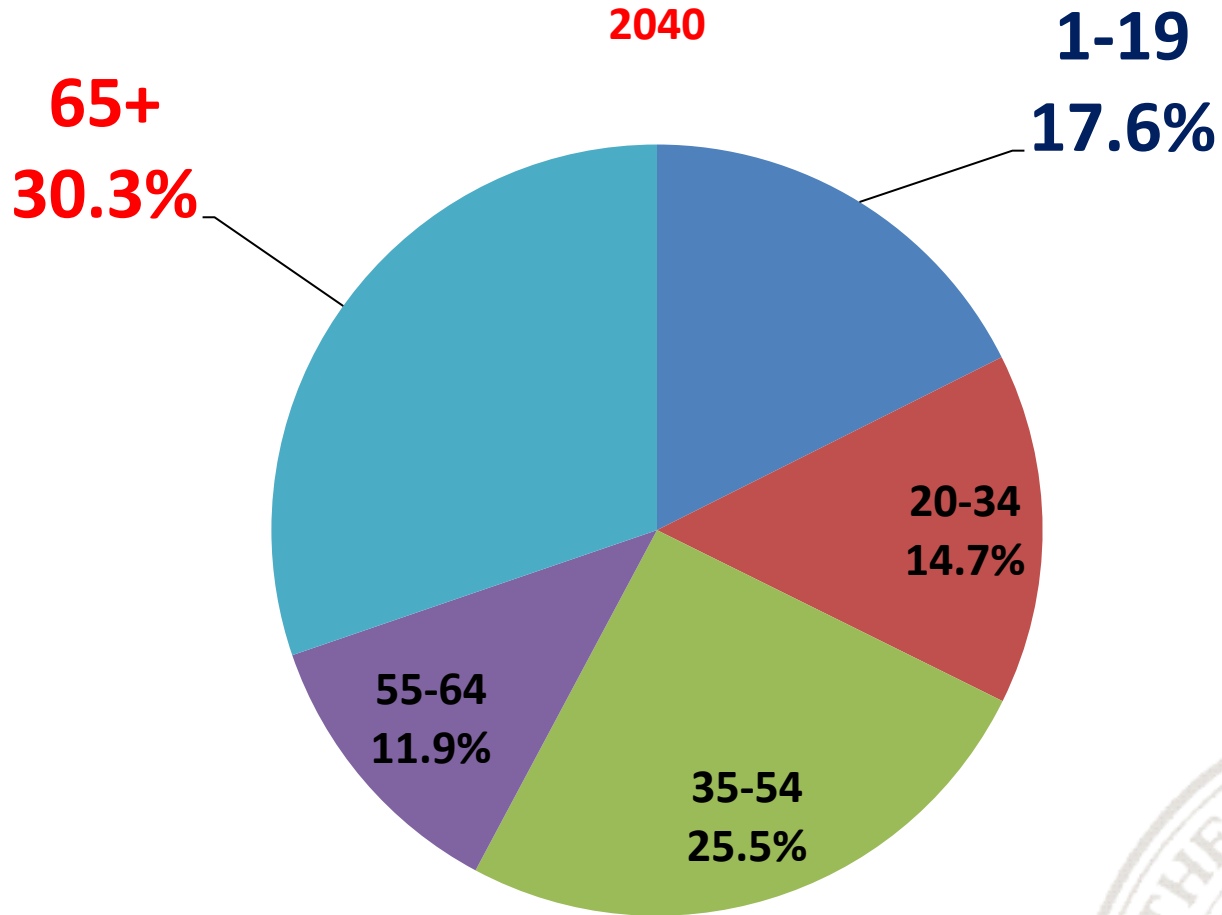


**Town of Dedham  
Age Distribution**

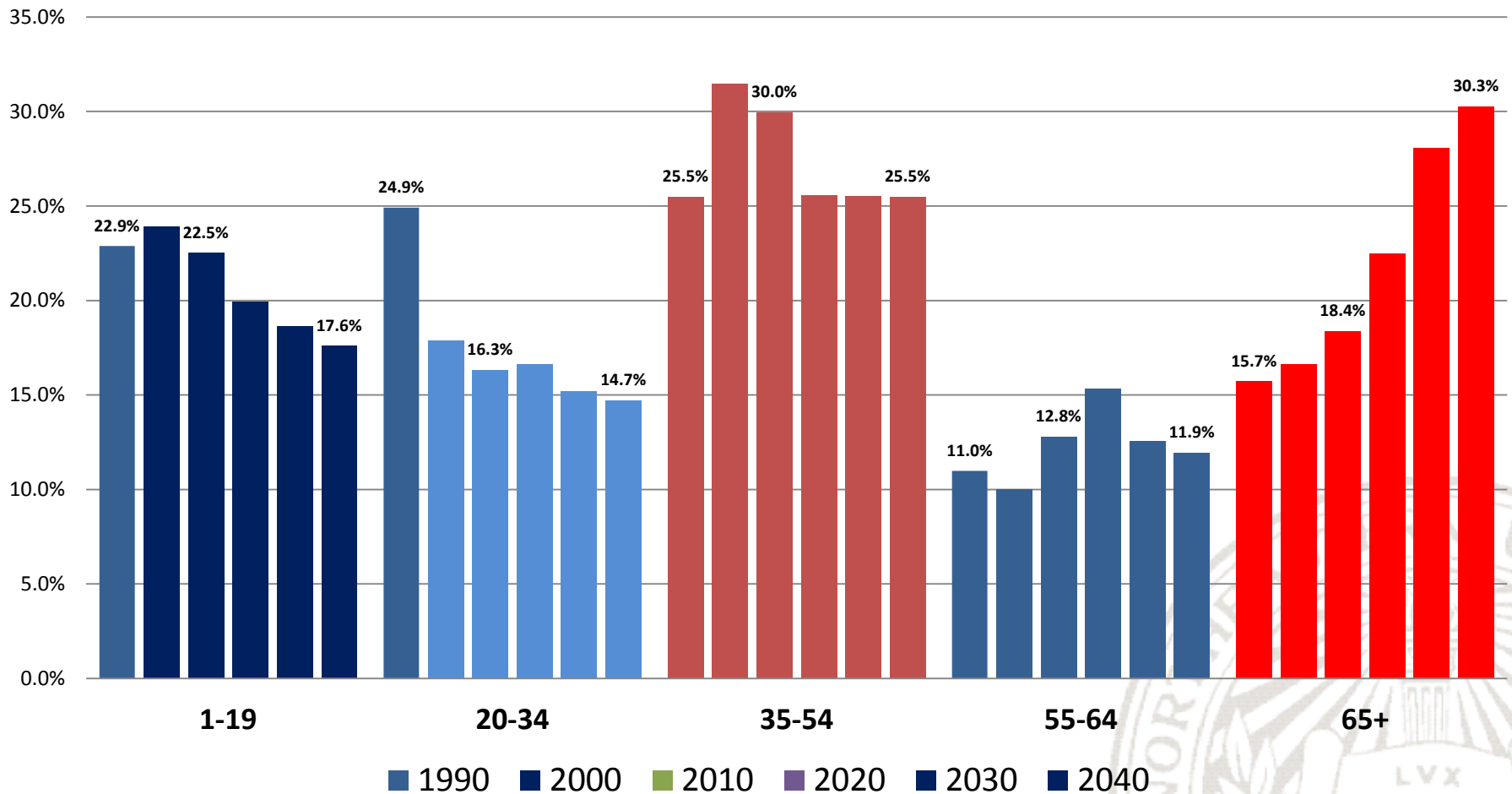


**Town of Dedham  
Projected Age Distribution**

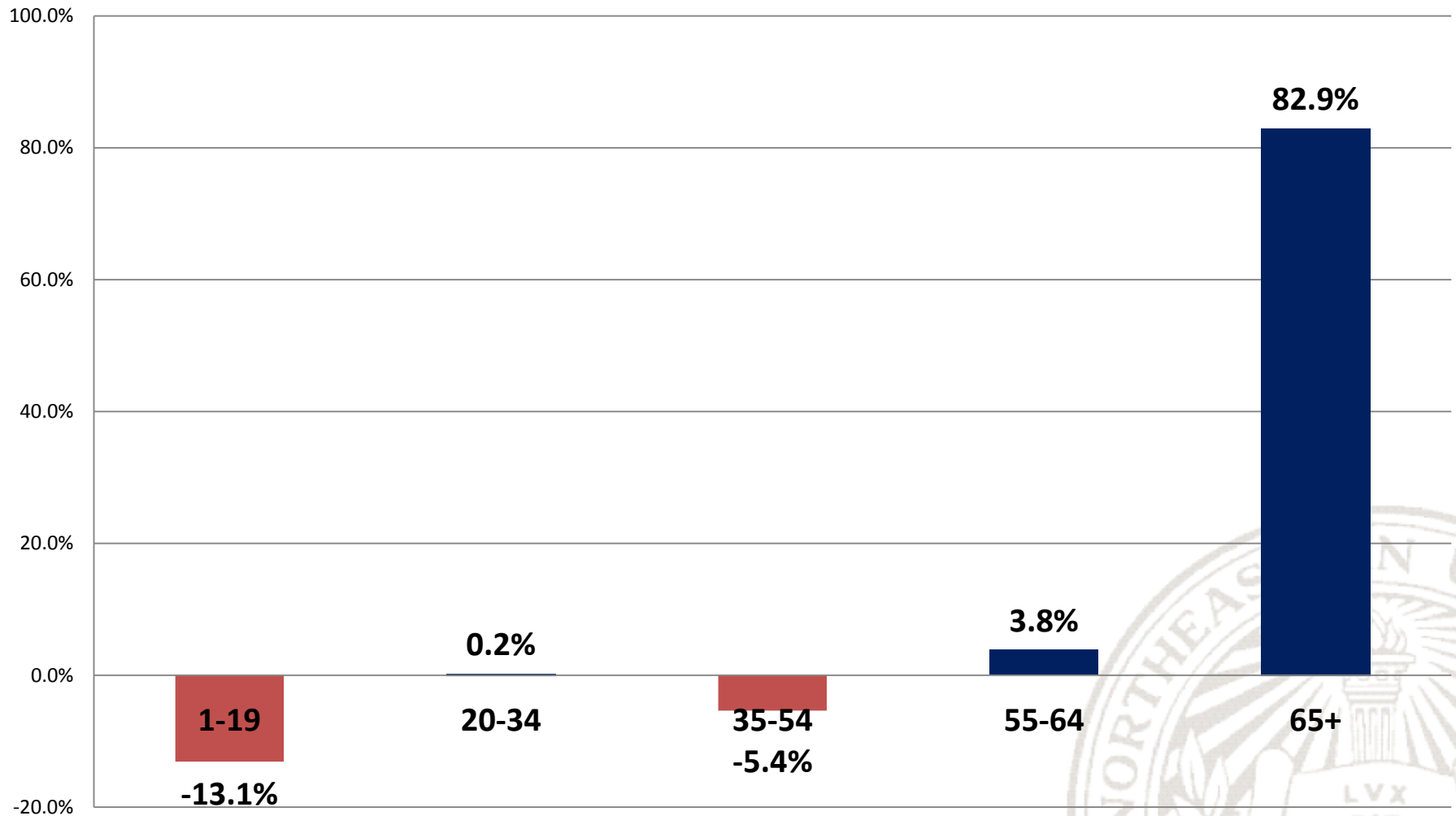
**2040**



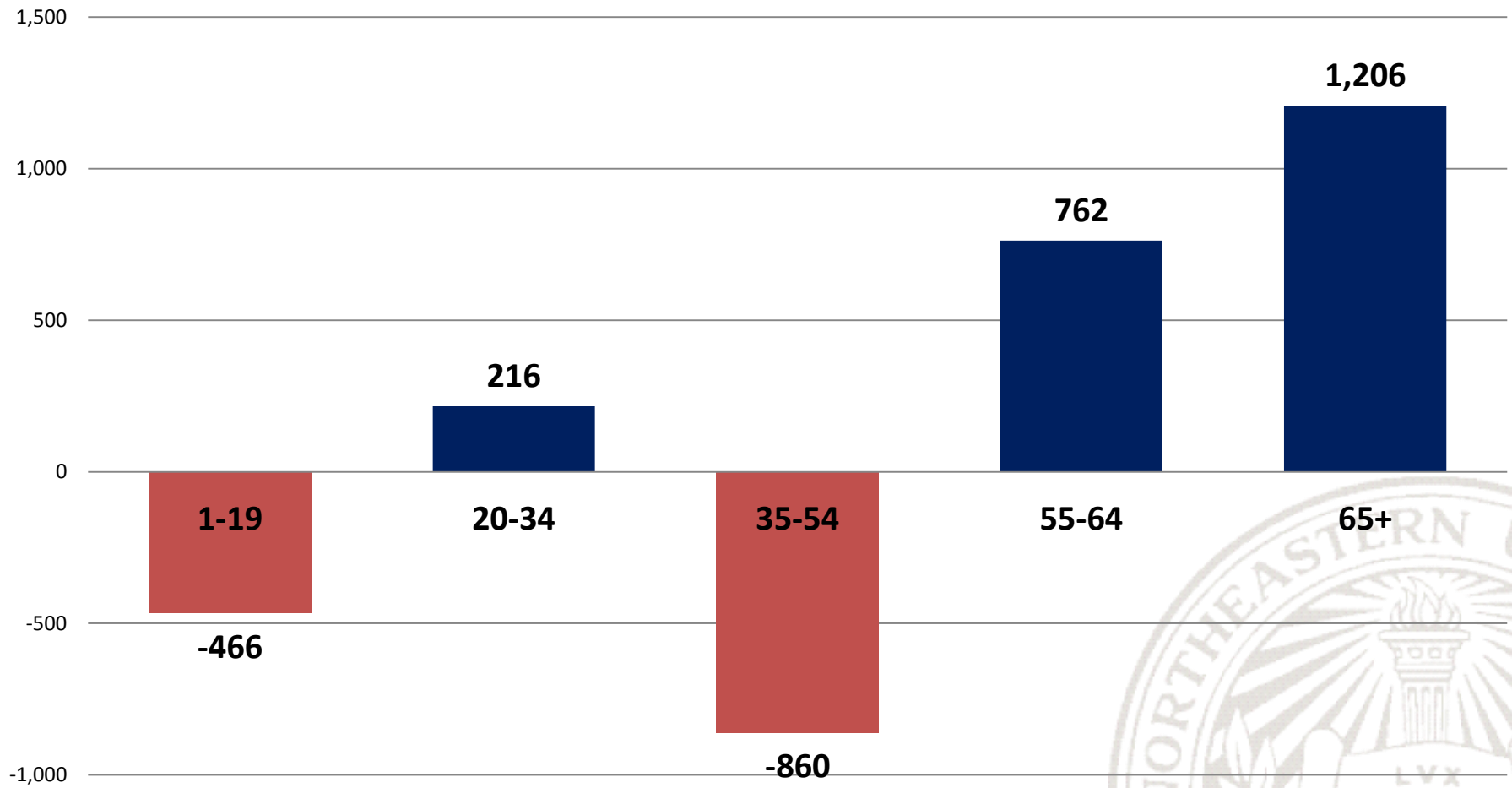
**Town of Dedham**  
**Projected Population Growth by Age Cohort**  
**1990-2040**  
**Status Quo Projection**



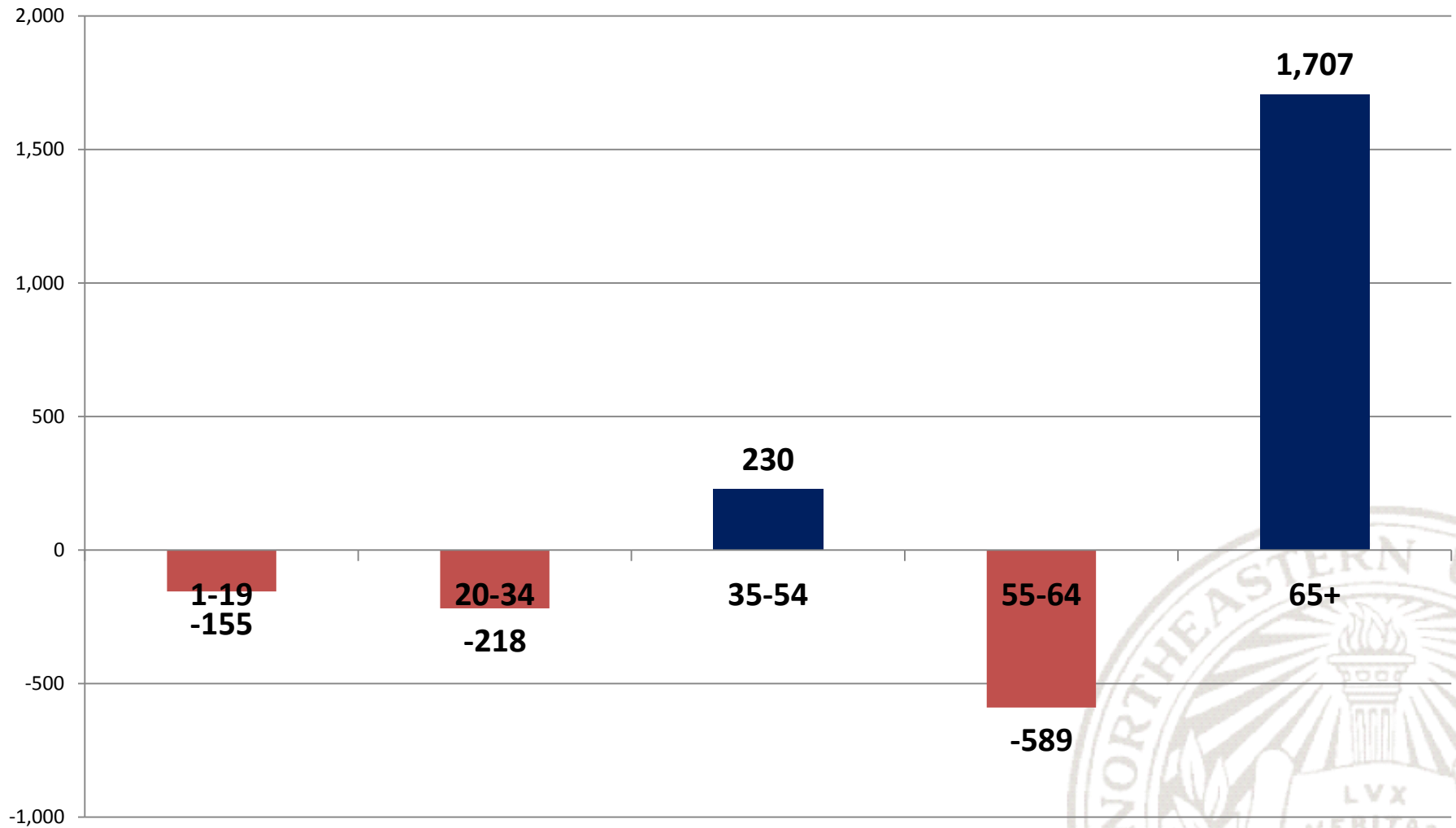
**Town of Dedham**  
**Projected Percentage Change in Population by Age Cohort**  
**2010-2040**



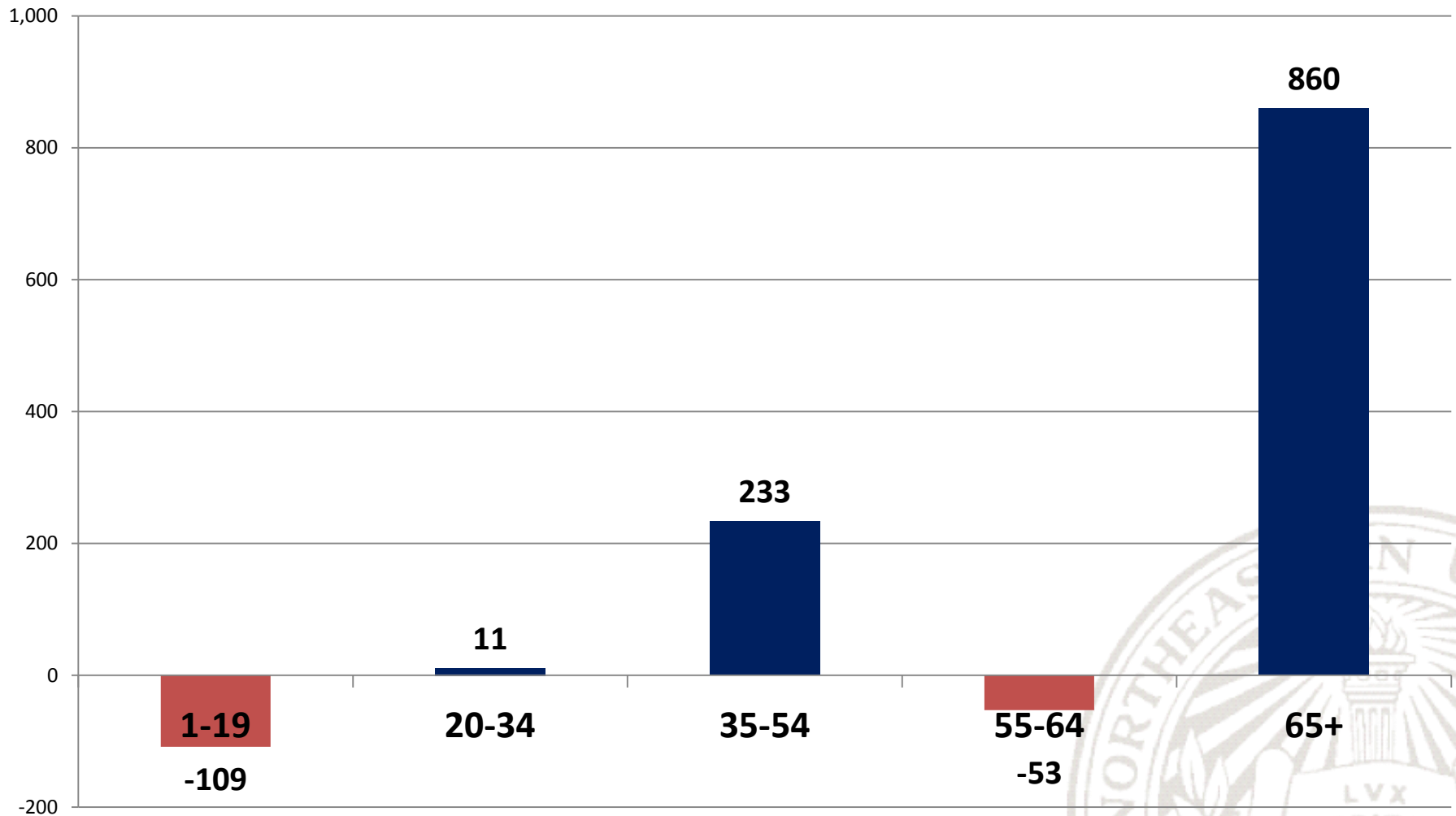
**Town of Dedham**  
**Projected Population Growth by Age Cohort**  
**2010-2020**  
**Status Quo Projection**



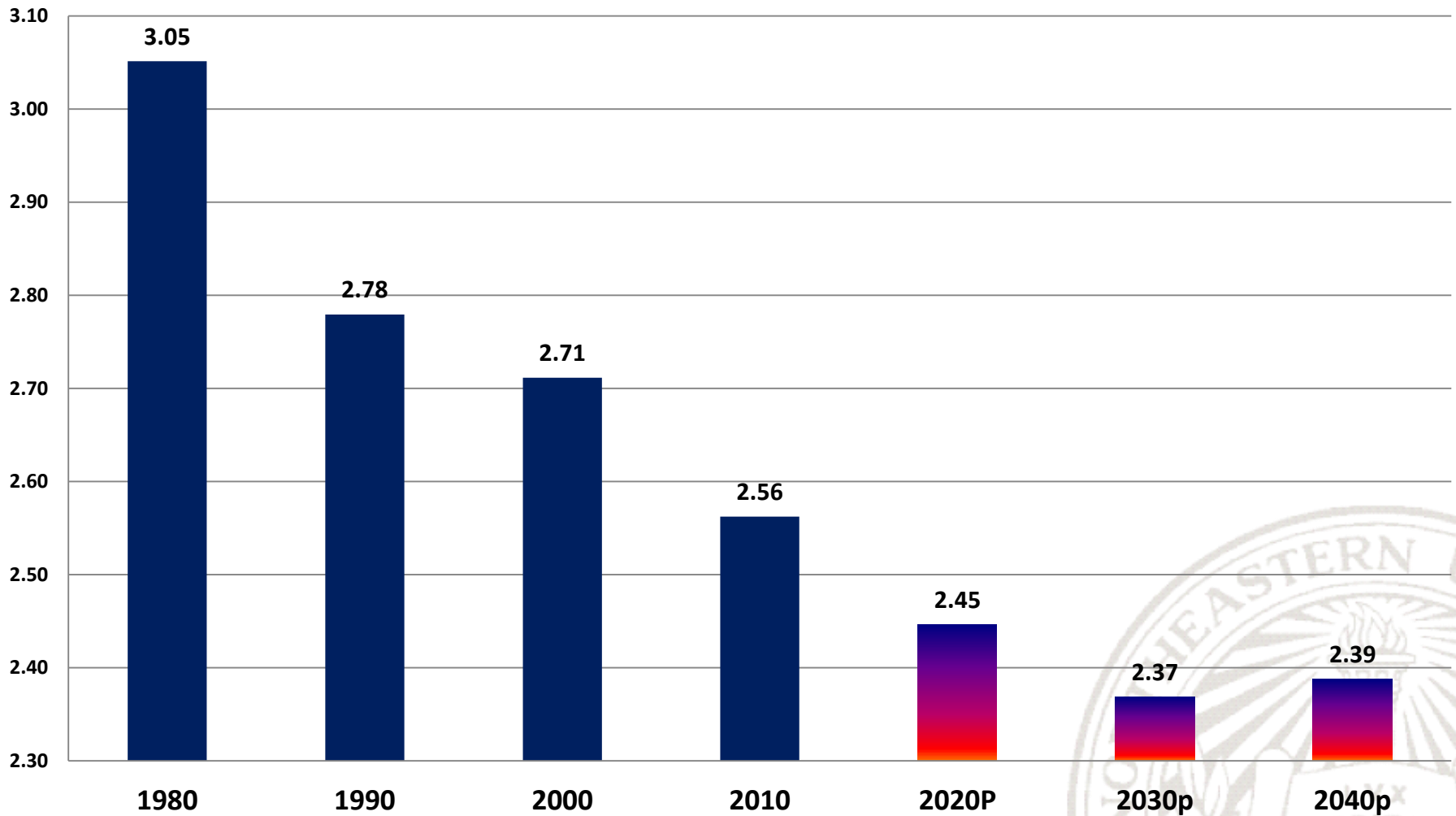
**Town of Dedham**  
**Projected Population Growth by Age Cohort**  
**2020-2030**



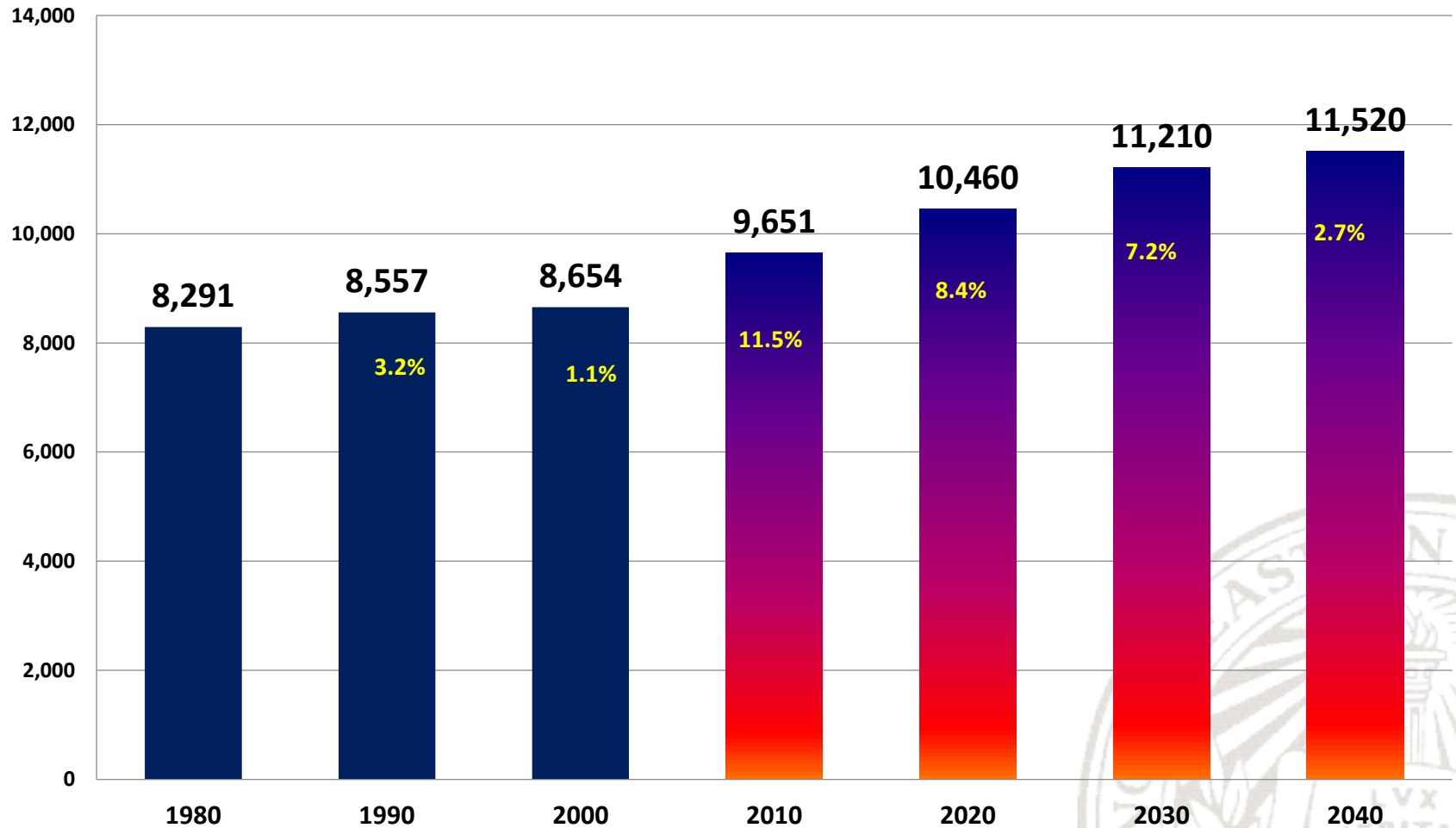
**Town of Dedham**  
**Projected Population Growth by Age Cohort**  
**2030-2040**



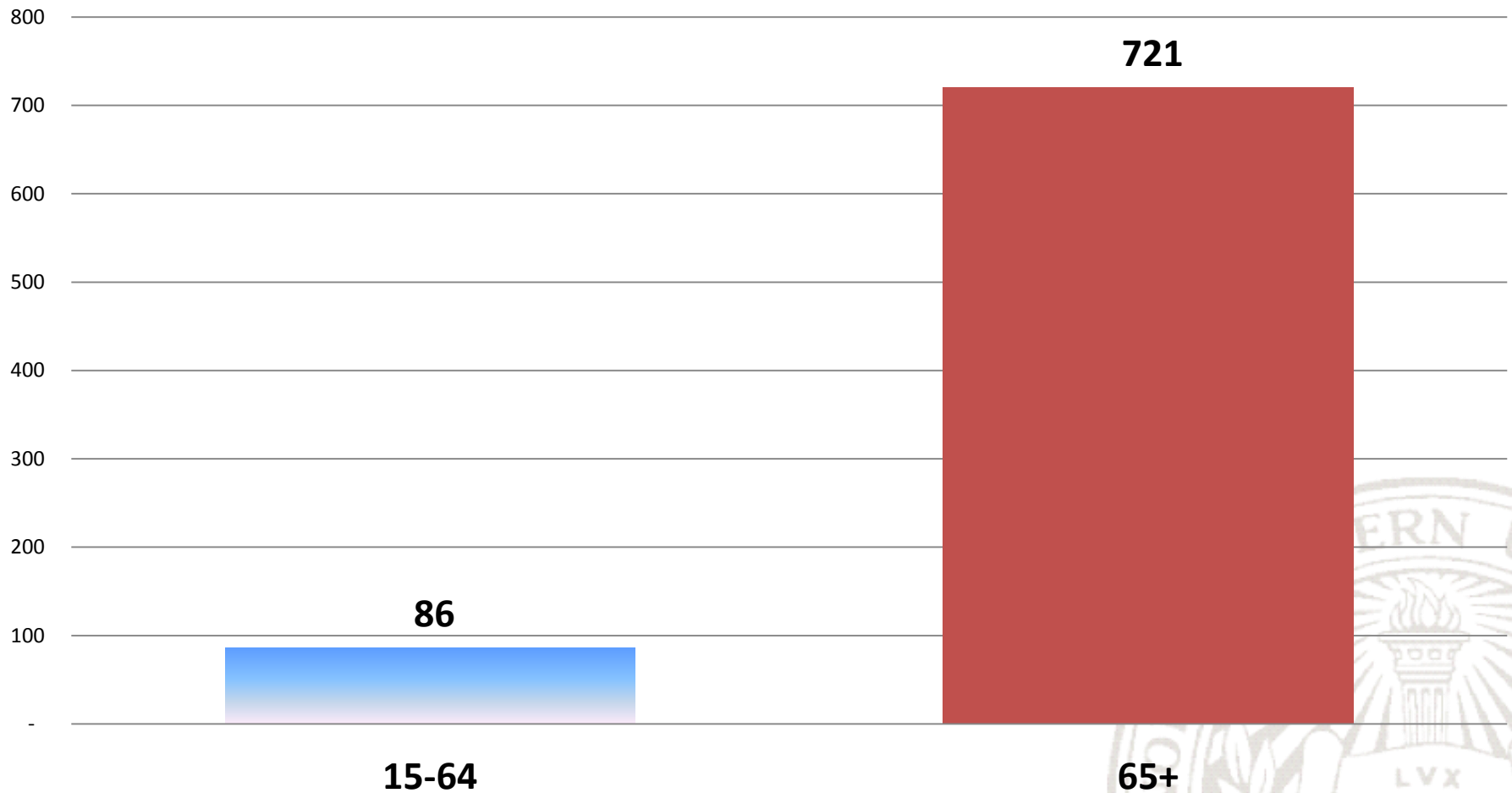
**Town of Dedham**  
**Average Household Size**  
**1980 - Projected 2040**



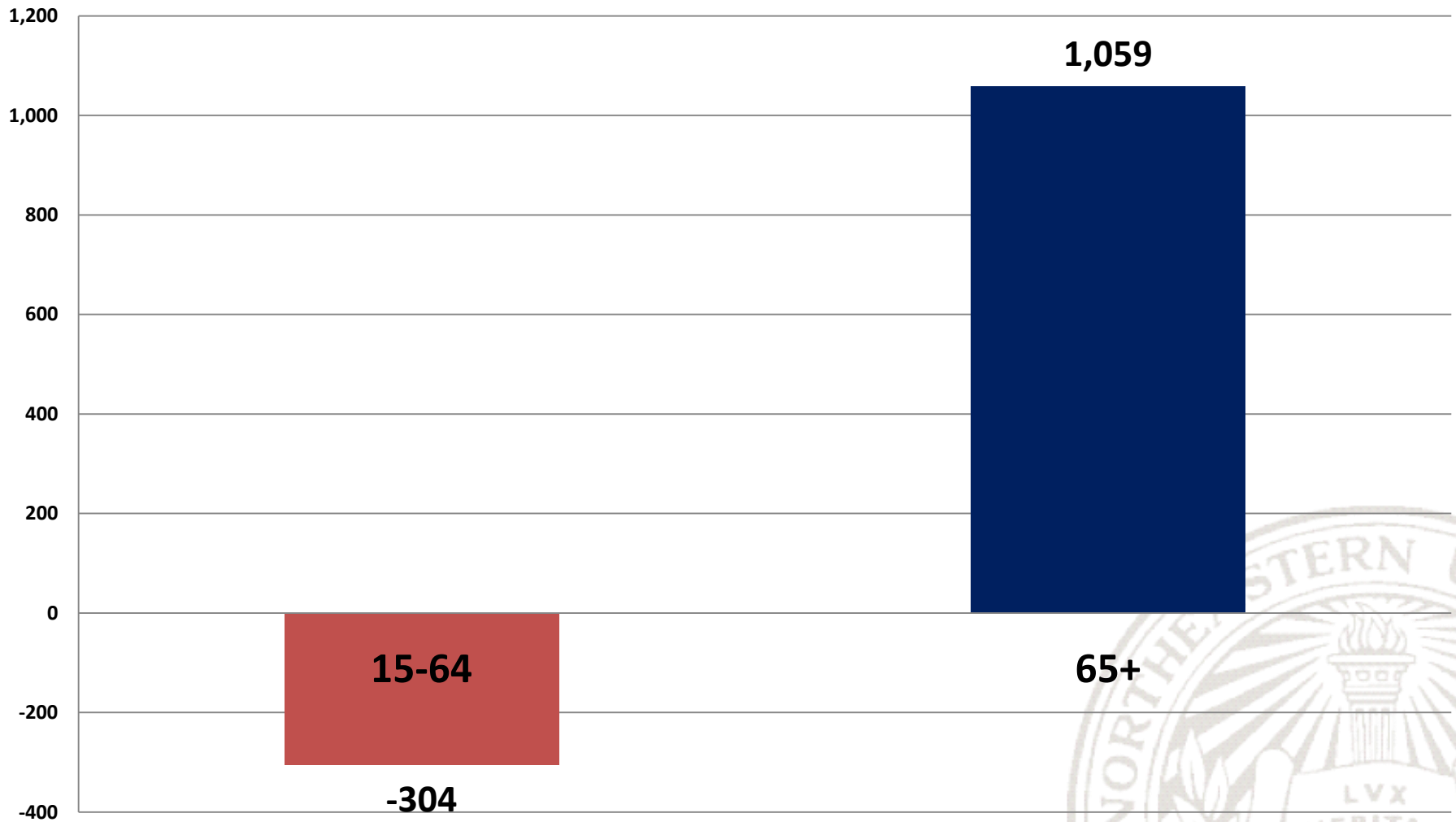
**Town of Dedham**  
**Number of Households**  
**1980 - Projected 2040**



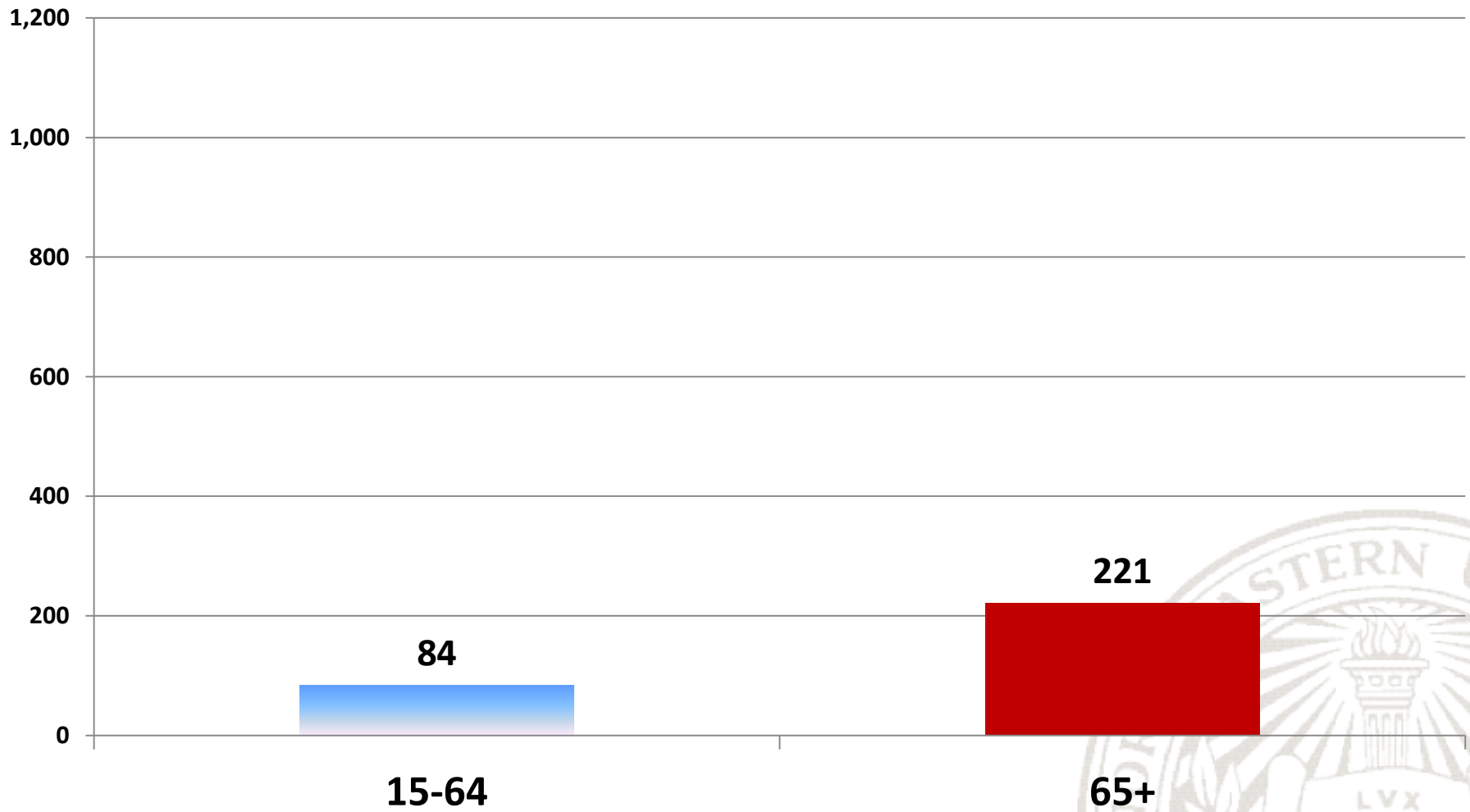
**Town of Dedham**  
**Change in Number of Households by Age of Householder**  
**2010-2020**  
**Status Quo Projection**



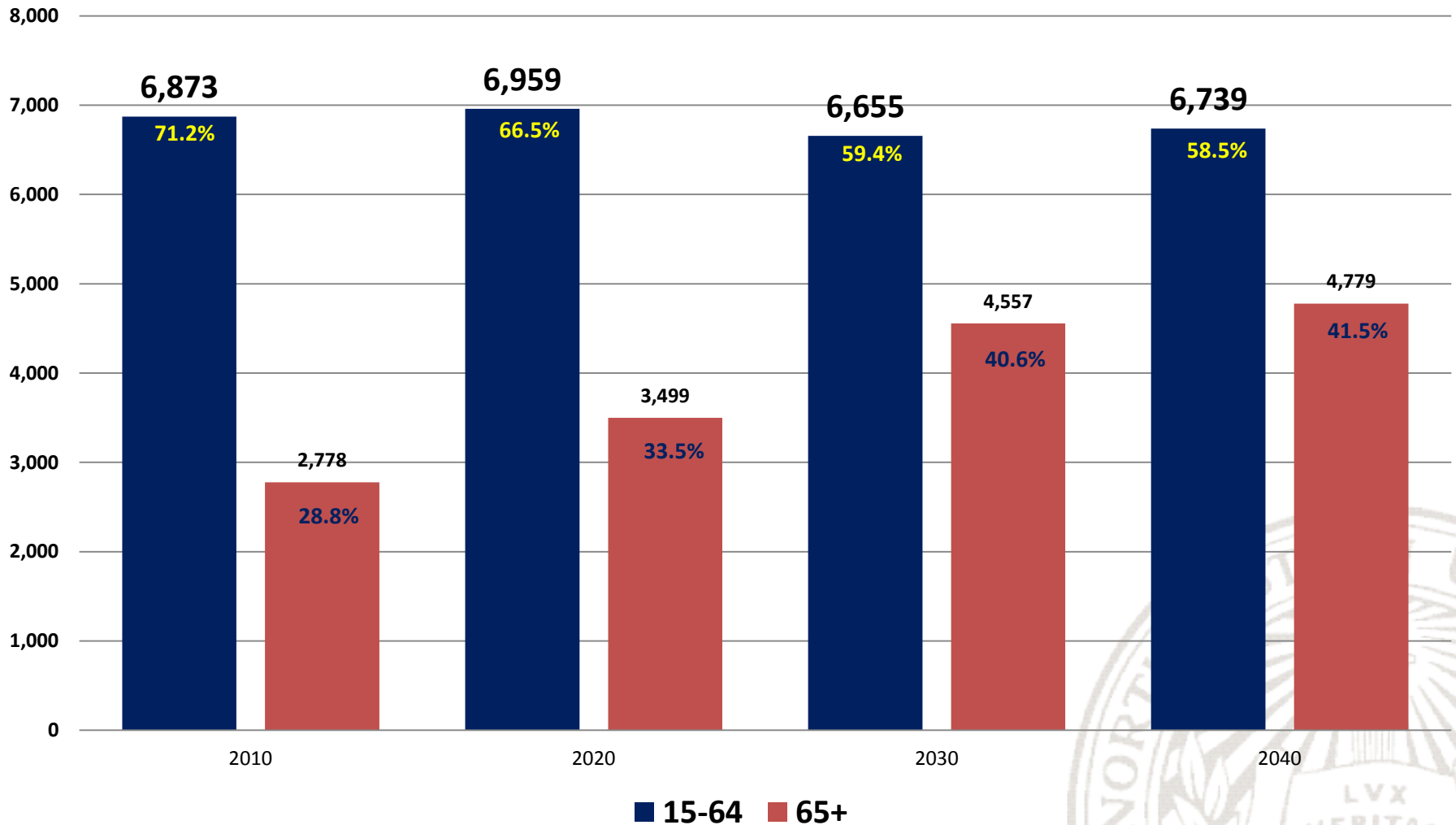
**Town of Dedham**  
**Projected Household Growth by Age Cohort**  
**2020-2030**



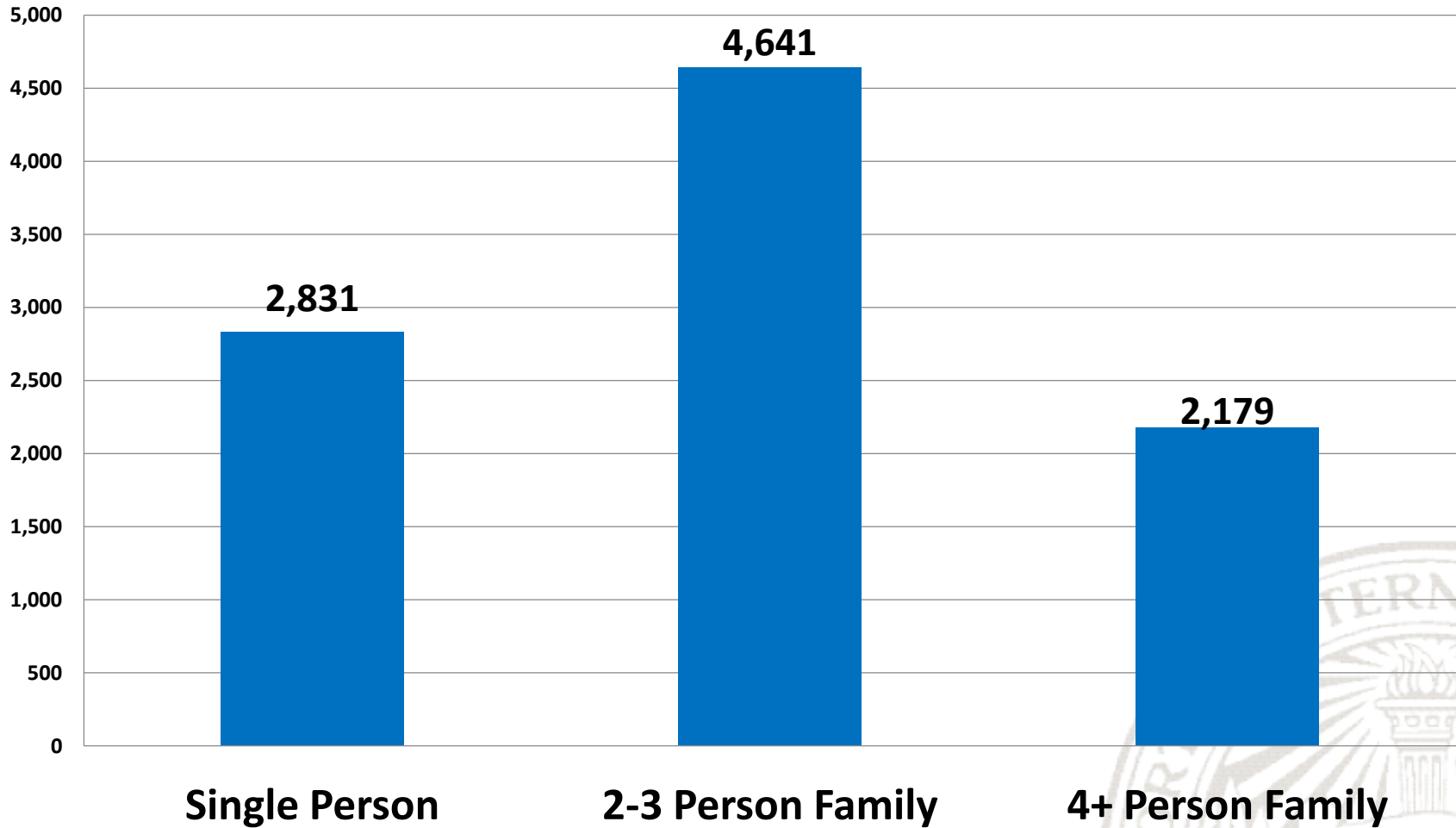
**Town of Dedham**  
**Projected Household Growth by Age of Householder**  
**2030-2040**



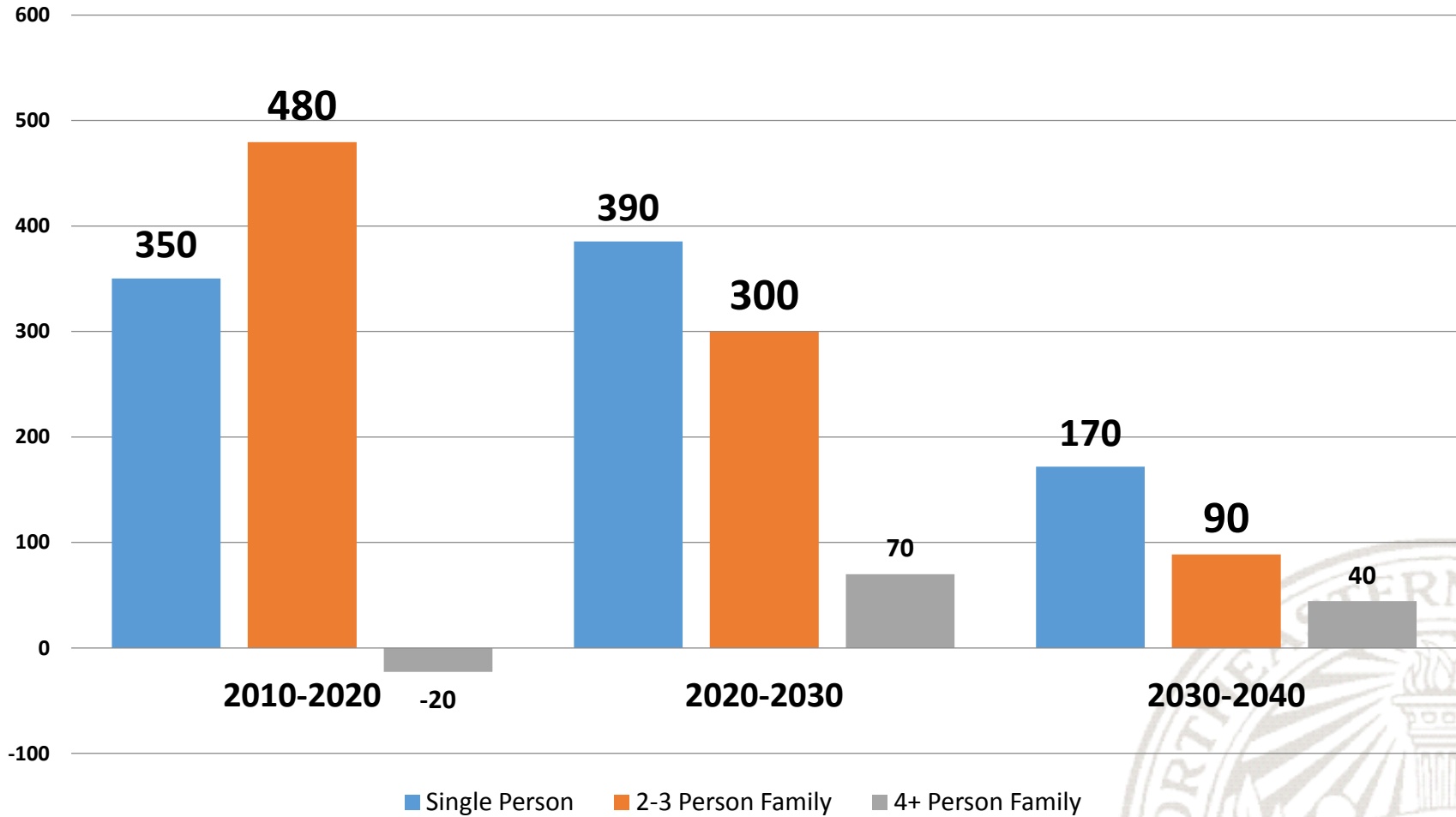
**Town of Dedham**  
**Projected Household Growth by Age of Householder**  
**2010-2040**



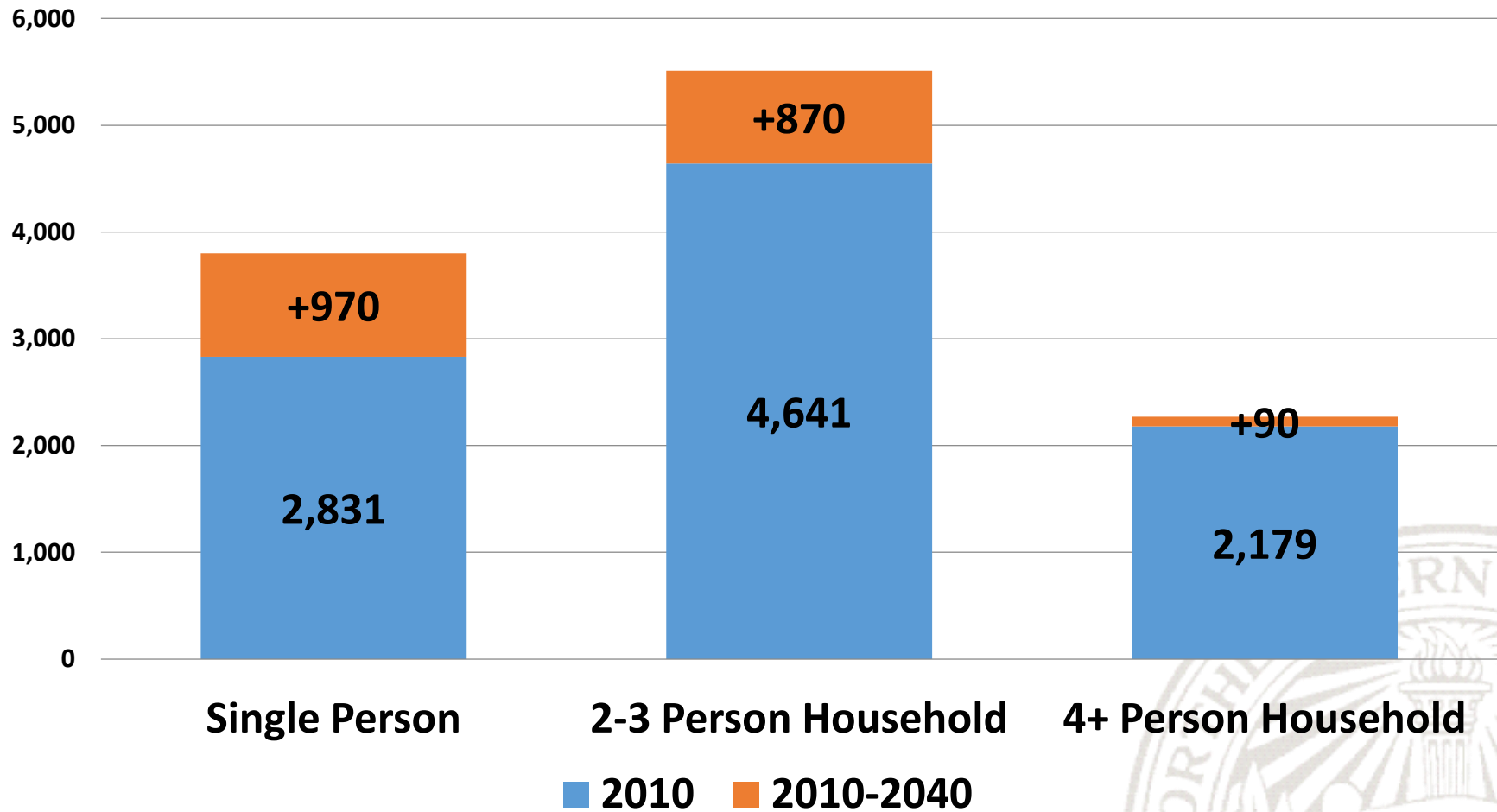
**Town of Dedham**  
**Estimated Household Size**  
**2010**



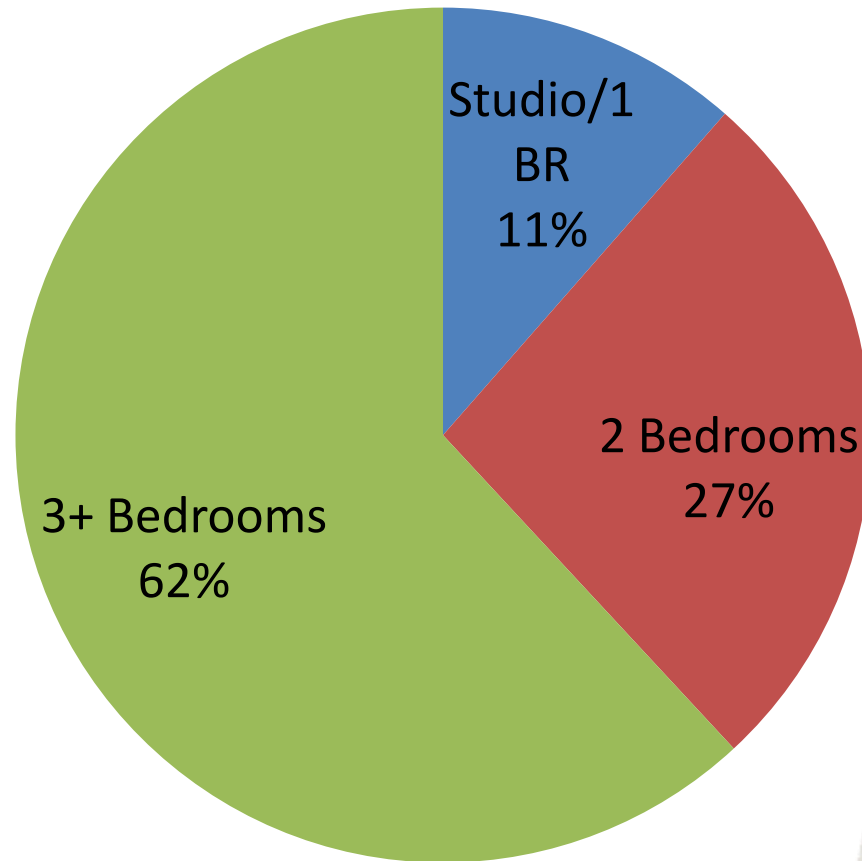
**Town of Dedham**  
**Projected Size of Net Additional Households**  
**2010-2040**



**Town of Dedham**  
**Projected Households by Type of Household**  
**2010-2040**



**Town of Dedham**  
**Share of Housing Units by Number of Bedrooms**  
**2007-2011**



# What will this mean for Housing?

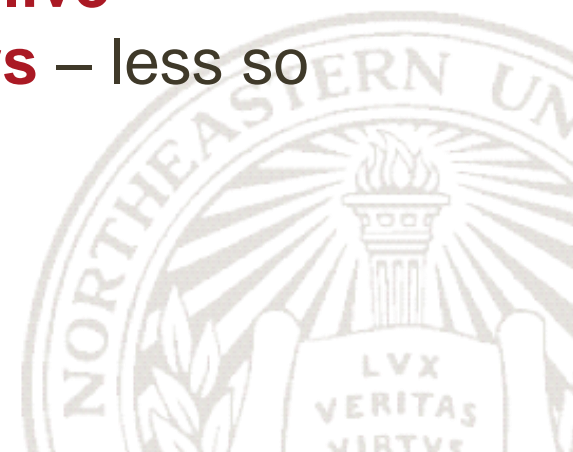
**What are the implications of this Demographic Revolution on Housing Demand?**



# Shift in Housing Demand - Young Households

All of these trends suggest that future demand for housing will require **a greater supply of multi-unit housing – both condo and rental** – and less single-family housing

Younger households may also wish to **live closer to the city or in village centers** – less so in far-flung suburbs



# Shift in Housing Demand – Aging Baby Boomers

Aging Boomers may wish to “**age in place**” but not **in their current homes**

They may wish to **remain near friends** and familiar local community amenities

As such, they may **give up their large single family homes for smaller multi-family housing ... but in the communities where they now live**

# Shift in Housing Demand – Need for More Affordable Units

Declining incomes for renter households means we need to find **more affordable units** or they will face ever larger housing hurdles

This means we need to **free up rental housing for low and moderate income families**

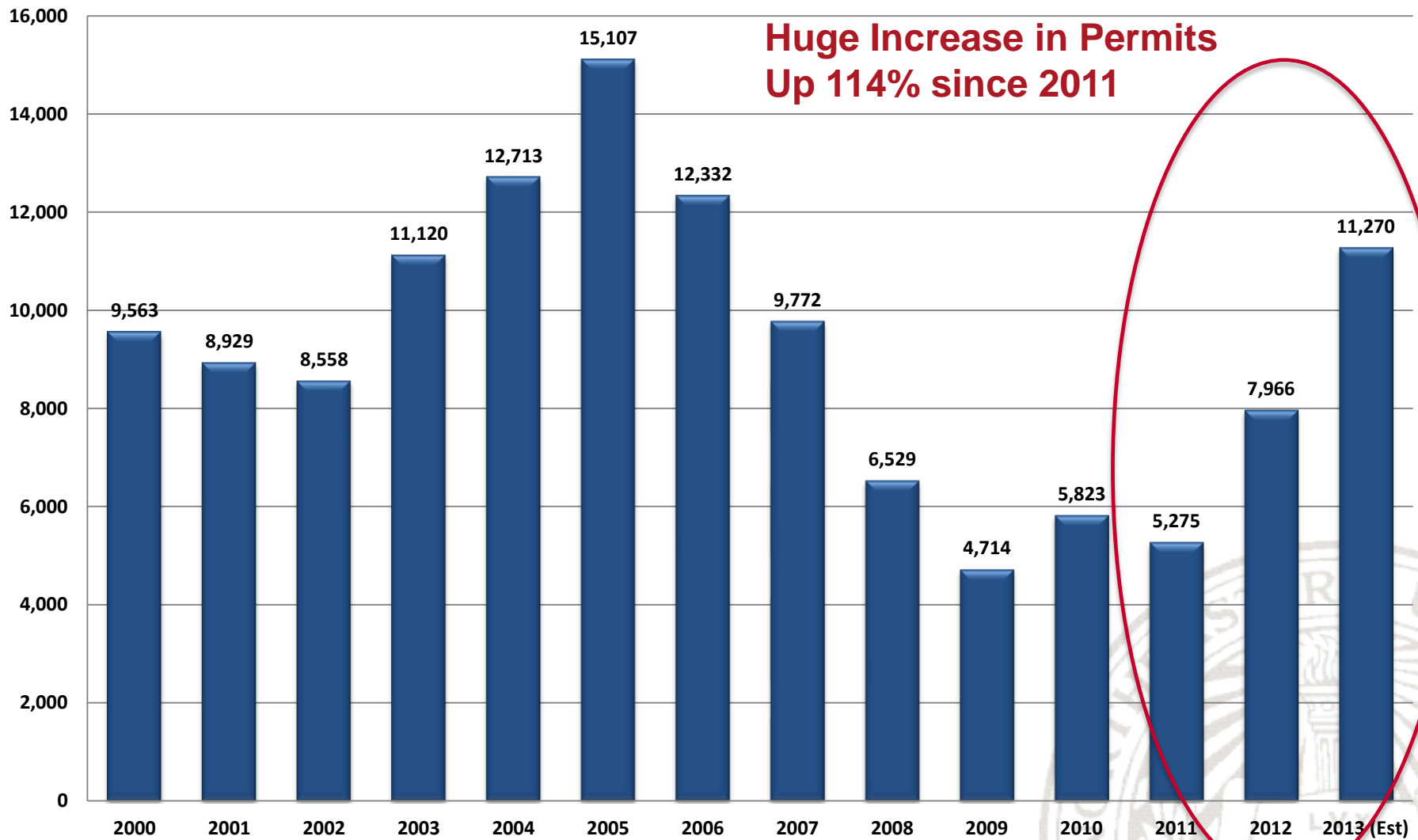
And it means we need to **build more affordable units as part of new developments**



# Housing Developers Respond ...



## Number of Housing Permits Issued in Greater Boston, 2000-2013



## Proportion of Housing Permits by Type of Structure Greater Boston

	Single Family	2-4 unit	5+ Unit
2000-2002	64.7%	7.4%	27.8%
2011-2013	41.0%	4.2%	54.7%
2013 (Est)	34.0%	3.9%	62.2%

**Major Shift to the Production of the Multi-Unit Housing  
we need for aging boomers and young Millennials**

**But we have much more to do**



# This is the Future of New Housing

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# Chapter 40R/40S: A Way for Dedham to Meet its Housing Needs



# Chapter 40R

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40R - Cities and towns may establish special zoning overlay districts that allow densities of **8 units/acre for single family homes**

**12 units/acre for townhouses, and 20 units/acre for condominiums and apartments**

The zoning must require that **20% of the district be affordable homes**, and it should allow **"mixed use"**

**Assistance is available for writing a bylaw and for planning and design**

**Cities and towns can get between \$10,000 and \$600,000 in state funding, plus an additional \$3,000 for every new home created.**



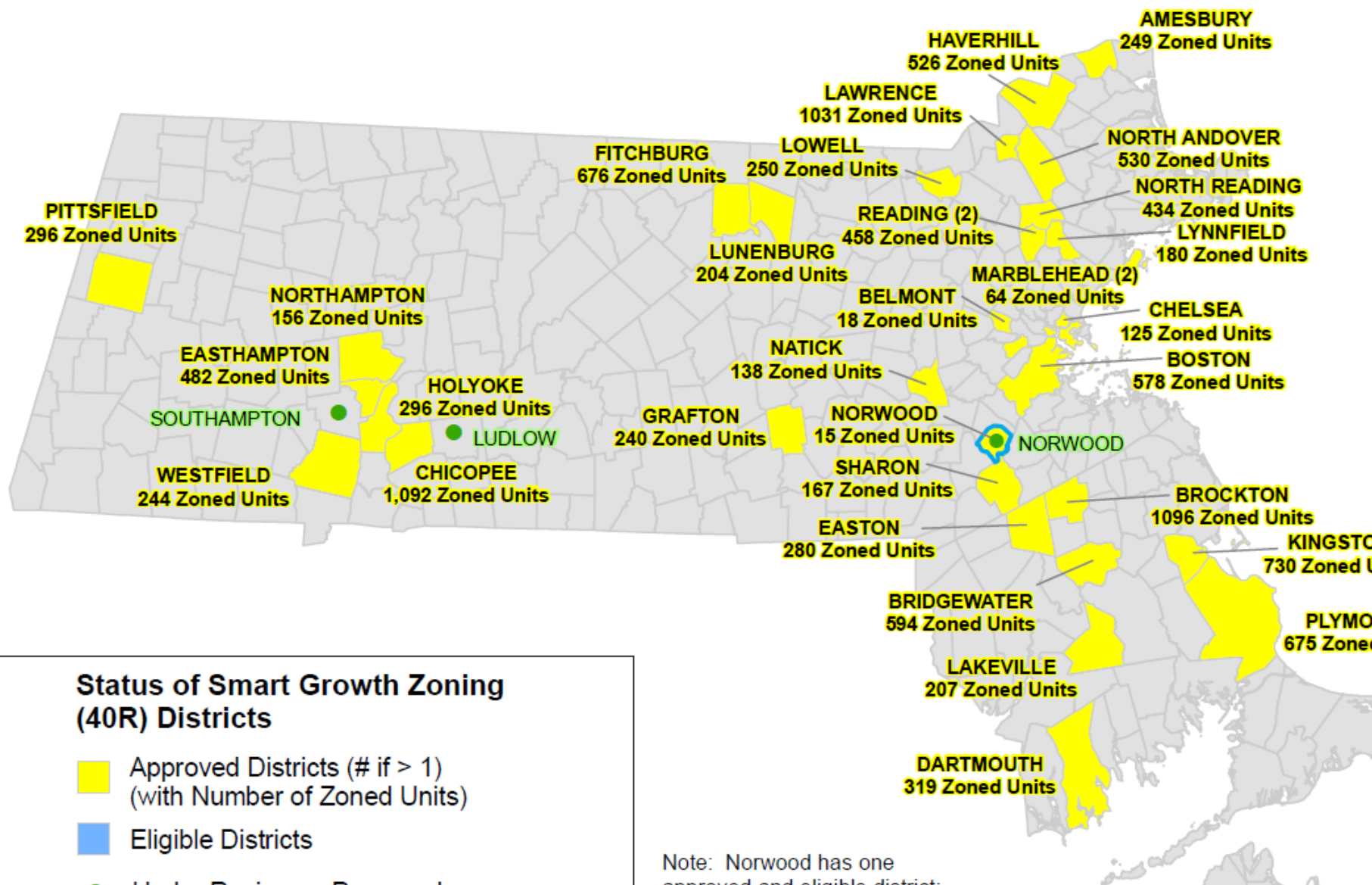
# Chapter 40S – School Cost Insurance

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Additional state funding will also be directed to cities and towns that establish a 40R district, to cover the costs of educating any school-age children who move into such districts. This legislation was in response to the common concern that new housing was costly in terms of municipal finances, given the imbalance of tax revenues and service costs. Qualifying communities will be reimbursed for the net cost of educating students living in new housing in smart growth districts.



# Smart Growth Zoning Districts Approved, Eligible or Under Review or Proposed in Massachusetts



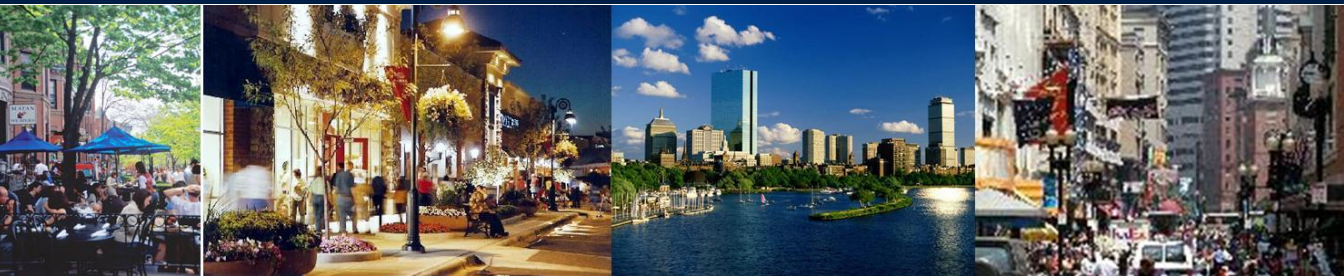
**Thank You**





# Northeastern University

## Dukakis Center for Urban & Regional Policy



The Kitty and Michael Dukakis Center for Urban & Regional Policy conducts interdisciplinary research, in collaboration with civic leaders and scholars both within and beyond Northeastern University, to identify and implement real solutions to the critical challenges facing urban areas throughout Greater Boston, the Commonwealth, and the nation.

Founded in 1999 as a “think and do” tank, the Dukakis Center’s collaborative research and problem-solving model applies powerful data analysis, multidisciplinary research and evaluation techniques, and a policy-driven perspective to address a wide range of issues facing cities, towns, and suburbs, with a particular emphasis on the greater Boston region. The Dukakis Center works to catalyze broad-based efforts to solve urban problems, acting as both a convener and a trusted and committed partner to local, state, and national agencies and organizations.

In November 2008 the Center was renamed in honor of Kitty and Michael Dukakis for the extraordinary work that both of them have done to make the City of Boston, the Commonwealth, and the nation a better place to live and work.

## A “Think and Do” Tank

### Policy Focus Areas:

- ❖ **Economic Development**
- ❖ **Housing**
- ❖ **Labor/Management Relations**
- ❖ **Program Evaluation**
- ❖ **State and Local Public Finance**
- ❖ **Transportation**
- ❖ **Workforce Development**

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# Northeastern University

## School *of* Public Policy and Urban Affairs

### GRADUATE PROGRAMS

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#### **MS in Urban & Regional Policy**

#### **Master of Public Administration**

*Online option available.*

#### **MS in Law & Public Policy**

*Focus areas in Sustainability, Climate Change and Environmental Policy; Health Policy; Crime and Justice and Urban Policy.*

#### **PhD in Law & Public Policy**

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All courses are offered in the evenings in order to accommodate students who are working full-time during the day.

The masters programs have admissions cycles for starting in either the Fall or Spring Semester.

### **School of Public Policy and Urban Affairs:**

- Fosters interdisciplinary social science research on critical public policy issues
- Provides professional training for tomorrow's leaders
- Energizes sustained community involvement through collaborations with local and regional institutions